



GOA REAL ESTATE REGULATORY AUTHORITY

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Order

Authority discussed the proposal made by the promoter of the project 'Adora De Goa Phase – 9' for granting extension of its registration from 01/05/2025 to 28/02/2026. While considering the proposal for extension, the Authority interalia noted that the project was at advanced stage of the completion as revealed from the report of the project Architect (71.83% completed as on 26/12/2025); which is in progression of the earlier extent of completion certificate i.e 65% of the project as noted by the consultant during his site visit inspection conducted on 13.10.2025. Further the extension sought is upto 28/02/2026 with only 38 days window remaining for proposed 100% completion. With regards to the consents of the allottees for grant of extension to the project, the promoter has furnished evidence of email correspondence informing allottees/buyers of the extension request, the consents are however, yet awaited. Besides, there no complaints have been filed so far against the project by any of the allottees or buyers since the inception of the project.

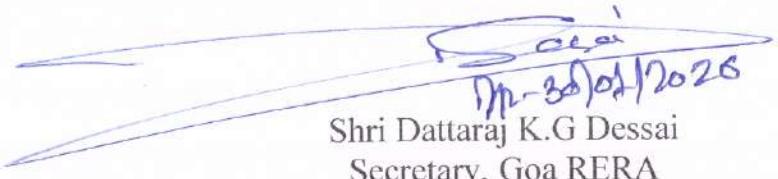
Taking note of these aspects and keeping in view the interest of the allottees, the Authority approved Extension of registration of the project till 28/02/2026 with a view to achieve early completion of the Project ‘Adora De Goa Phase – 9’ and further imposing the additional conditions upon the promoter which would form the Annexure – I of the certificate for the extension of registration of project.

The additional conditions are enumerated as below;

1. The grant of extension of the registration of the project is without prejudice to the rights of the allottees/stakeholders. Further, the promoter shall inform all allottees individually in writing (email + physical letter) about the extension granted.
2. The promoter shall complete the project as per the construction completion date of 28/02/2026 i.e. during the validity of the extension of registration. Besides, the promoter shall submit report indicating the extent of physical and financial progress made upto 28/02/2026 duly certified by the project Architect, Engineer and Chartered Accountant on or before 15th March 2026 and also endorse a copy of the said report to the Association of Allotees, if any, formed and all the Allottees of the said project.
3. The promoter shall not be granted registration of any new project by Goa RERA until the present project is completed and the Occupancy Certificate is obtained.

4. The promoter shall inform the Authority and update the webpage upon receipt of any approvals/modifications/restrictions granted/imposed by the competent authority qua the project including completion certificate, occupancy certificate, etc. and also update all progress on the project registration webpage from time to time.
5. The promoter shall ensure the updating of Quarterly Progress Report and inventory details as mandated.
6. Since the promoter has not furnished consents from the allottees, the matter would be reviewed in the context of any objection or complaint as and when received from the allottees.

The order is issued with approval of Authority.



Shri Dattaraj K.G Dessai
Secretary, Goa RERA