



## GOA REAL ESTATE REGULATORY AUTHORITY

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FN: 3/RERA/New Proj.(1344)/2024/ 867

Date: 21/06/2024

**Sub: In the matter of Registration of the Real Estate Project "Rehan Green Field".**

### ORDER

(Dated 21.06.2024)

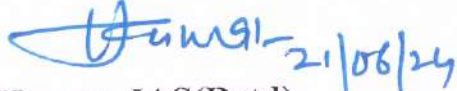
Mr Khaja Shaikh (hereinafter referred as the applicant), the applicant had applied for registration of the project '**Rehan Green Field**' under Section 3 of the Real Estate (Regulation and Development) Act, 2016 read with the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates on interest and Disclosures on website) Rules 2017 vide an application submitted through online portal dated 23/04/2024.

2. Whereas, during the scrutiny of documents, deficiencies were observed and the applicant was asked to submit following documents/ explanation.

- (i) Copy of Approved sanctioned plan with Area statement
- (ii) CA certificate along with Annexure- A.
- (iii) Affidavit (Form II) after masking/hiding all the PAN/Aadhar nos. from the document.
- (iv) Title Report showing title of land in promoter's name.
- (v) Project Agent details.

Besides above, the applicant was also apprised that since there was area sharing between the buyers and the sellers as per deed of sale, both the buyers and both the sellers fall in the category of promoter/Land owners/investor, as per the Circular no. 11/35/2017-DMA/3390(A), dt. 13/02/2018 and Circular no. 1/RERA/Circular /2019/830, dt 21/08/2023. In response the applicant provided the requisite information except for clear copy of Sanction plan (copy of Sanctioned plan uploaded is not clear) and the details of corrections to be made in the Promoter and the Land owner/ investor category.

3. Whereas, a notice was issued to Mr Khaja Shaikh seeking clarification on these aspects for taking view as to registration of the project 'Rehan Green Field' .
4. Whereas, during the course of hearing the applicant submitted excel sheet mentioning the details of Land owner and promoter to be added in application as well as the hard copy of approved plan.
5. Whereas the applicant has submitted the requisite documents/clarifications and the case has been examined by technical section of the office and the project is recommended for registration, It is decided to accord registration of the said project. Technical Section is further directed to ensure that all the documents are uploaded at RERA website and to carry out the corrections as above upon payment of prescribed charges and thereafter issue registration to the said project.

  
Virendra Kumar, IAS(Retd)  
Member, Goa RERA

To,  
**Mr Khaja Shaikh**  
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Ponda, South Goa,  
Goa, 403401