



GOA REAL ESTATE REGULATORY AUTHORITY
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F.No:4/RERA/Adj. Matters (128)/2024/1545

Date 24/11/2025

BEFORE THE ADJUDICATING OFFICER

Nikhil G. Dhumatker,

Radhabai H.No. 1820 2 Porvorim,

Bardez, Goa, 403521.

.....Applicant

Versus

Comunidade of Serula through its managing committee,

West Coast Residency Alto-Porvorim,

Bardez, Goa, 403521.

.....Respondent

Ld. Advocate Asmita Tirodkar representing the applicant.

Ld. Advocate Shri Sanket Kamat representing the respondent.

ORDER

(Delivered on this 24th day of the month of November, 2025)

That the respondent filed the present application at exhibit 202/c seeking leave to amend the reply by only raising a legal ground of jurisdiction which goes root of the matter. That the proposed amendment is just and necessary to decide the controversies in the

present appeal and allowing the amendment would not cause any prejudice to the respondent.

2. The respondent therefore prays as follows:

a) that Adjudicating Officer be pleased to allow the respondent to amend the reply as per the Draft Amendment.

b) for such other and further orders as this adjudicating officer deems fit and proper in the facts and circumstances of this case.

3 The applicant endorsed on the application stating as follows:-

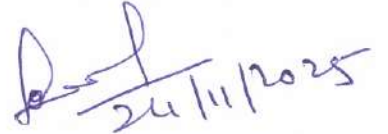
“1) No power to amend is vested. 2) No explanation for delay and filing at belated stage.”

4. On behalf of the Applicant it was pointed out that there is no provision for amendment and that no sufficient cause has been shown and further that this court has jurisdiction. On behalf of the Respondent it was argued that due to inadvertence, the grounds were not raised earlier. That, the application can be granted with discretion as it goes to the root of the matter.

5. I have gone through the records as well as heard the arguments. I am of the view that the application needs to be granted to effectively decide the controversy between the parties. Well, under Section 35 of the Real Estate (Regulation and Development) Act, 2016, the



Authority exercises powers that are vested in a Civil Court under the Code of Civil Procedure, 1908 and therefore this Authority can entertain the present application. Delay if any can be compensated with costs. The application is granted with costs of Rs 2,000/- to be paid to the Applicant.

A handwritten signature in blue ink, appearing to read 'Sayonara Telles-Laad', with the date '24/11/2025' written below it.

(Sayonara Telles-Laad)
Adjudicating Officer,
Goa RERA