



GOA REAL ESTATE REGULATORY AUTHORITY

DEPARTMENT OF URBAN DEVELOPMENT

GOVERNMENT OF GOA

101, 1st Floor, 'SPACES' Building, Plot No. 40, EDC Patto Plaza, Panaji 403 001 GOA

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F.No.3/RERA/Ong.Proj.(275)/2018/ 530

Date: 14/10/2020.

Order

Whereas, **Adam Abdul Jumma** Proprietor, Aman Builder & Developers, Shop No.3-4, Ground floor, Karma Express Building, Opposite Sub-Registrar Office, Vasco-Da-Gama, Goa has applied online on 23.03.2018 for registration of ongoing Real Estate project titled "Aman's Carlos Paraiso" under Chalta No 117 of P.T. Sheet No. 151 on behalf of Ms. Fatima Maria Santana Fernandes, E. Barreto, H.No.355, Mangor Hill, Vasco, Goa. The proprietor, paid Rs.50,000/- on 23.03.2018 through NEFT as registration fees.

2. Whereas, on scrutiny of documents filed by the proprietor found deficiencies such as, Area Development Plan, Brochure, Project name in the affidavit, Valid Construction License. The proprietor forwarded Title Search Report dated 11.11.2015 subsequently but failed to forward valid Construction License for the Project.

3. Whereas, the Authority decided to extend opportunity for personal hearing for ascertaining details. A personal hearing was fixed on 16.01.2020. The proprietor neither appeared before the Authority on 16.01.2020 nor forwarded written reply to the notice dated 01.01.2020.

4. Whereas, another opportunity was extended to the proprietor for hearing on 24.03.2020. Due to Covid-19 Pandemic lock down hearing could not be held. However, the proprietor failed to forward any written reply.

5. Whereas, the Authority has again extended another opportunity for hearing on 07.09.2020. The proprietor vide letter dated 29.08.2020 responded that their representative is stationed in Maharashtra so it is risky to travel down to Goa, and requested for online hearing.

6. Whereas, the Authority has scheduled one more hearing on 13.10.2020. A notice dated 04.09.2020 was forwarded to the proprietor stating that the Authority has not set up online hearing mechanism due to administrative reasons. The proprietor was directed to designate a local representative to present the case in future as the project is located in Goa and the proprietor is living in Goa.


6.1. Whereas, the proprietor vide above notice was also directed to forward copy of the Valid Construction License/ to furnish latest update on the project before the date of hearing with an option to either present in person during hearing or forward requisite reply/ documents, failing which, the case will be decided on merits.

7. Whereas, Shri. Adam Abdul Jumma has present during hearing on 13.10.2020. He stated that he has applied for registration of ongoing project. The project is near completion. He has also submitted written reply, in which, it is stated that he has applied to Mormugao Municipal Council Vasco-Da-Gama, Goa on 16.08.2019 for renewal of Construction License No.16/2015 dated 18.08.2015 which is due for renewal on 18.08.2019, and also filed applications before the Mormugao Planning and Development Authority, Vasco, Mormugao for Completion Certificate.

8. Whereas, I have heard the proprietor, perused the documents, the project is an ongoing project prior to Real Estate (Regulation and Development) Act, 2016 and Rules, 2017 came into force in Goa. The proprietor initially obtained requisite permissions from the concerned local Authorities before starting the project. The project is under completion. The proprietor applied for renewal of Construction License to Mormugao Municipal Council Vasco-Da-Gama and for Completion Certificate to Mormugao Planning and Development Authority which is pending.

9. Whereas, in the light of above facts and circumstances, I am of the opinion, the project should be registered. The proprietor should make efforts with the concerned Municipal Council for renewal of Construction License with effect from 18.08.2019 and Completion Certificate from the concerned Planning Authority. In view of the above, the registration is accorded.

10. A copy of the Order be served upon to the proprietor.


14/10/2020
S.Kumaraswamy, IAS(Retd.)
Chairperson, Goa RERA

To,
Adam A. Jumma,
Aman Builder & Developers,
Shop No. 3-4, Gr. Floor,
Karma Empress Building,
Opp. Sub-Register Office,
Vasco-Da-Gama, Goa.