



GOA REAL ESTATE REGULATORY AUTHORITY
DEPARTMENT OF URBAN DEVELOPMENT
GOVERNMENT OF GOA

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No.3/RERA/New Project (1003)/2022/ 51

Date: 17/01/2023

ARKA LANDMARKS LLP,

Plot No. 22/B, GF-1, Happy Home Apartments,

La Campala Colony, Miramar,

Panaji-Goa, 403001.

.....Applicant/Promoter

ORDER
(Dated 13.01.2023)


 **Arka Landmarks LLP** the promoter has applied for registration of proposed project 'VISTA DE BAMBOLIM' under Section 3 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred as 'the RERA Act') 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 his application submitted through online portal dated 02.08.2022. The land is situated in Curca, Bambolim, Tiswadi, Goa. Along with other documents, the applicant/promoter has uploaded MOU. It has been stated in the MOU that parties will "enter into Joint Development Agreement (JDA) on or before 01.09.2019, time being the essence." MOU further reveals that the parties have to take steps for rectification of the said RP-2021 by removing the said property from "No

development slopes” into “Development/Residential zones” and that the parties will obtain fresh necessary Sanads and approved development plan, also the Area proposed to be developed as mentioned on online application is 55,000 sq. mtrs. and Area mentioned don conversion sanad is 37800 sq. mtrs.

2. At the time of scrutiny of the documents, it was observed that applicant/promoter has not submitted Joint Development Agreement registered before the Sub- Registrar under Section 17 of the Indian Registration Act in terms of the above mentioned MOU. Also as stated, conversion sanad is in respect of only part of the land i.e. 37,800 sq. mtrs. and not in respect of entire land admeasuring 55,000 sq. mtrs.
3. An opportunity of hearing was given to the applicant/promoter on 18.10.2022 to explain the case and submit the required documents. On this date, authorized representative of the applicant attended the hearing before the Authority and submitted letter of Authority. She requested for time to file detailed reply as well as documents. Case was adjourned to 07.11.2022, 06.12.2022 and 12.01.2023 on the request of the Authorized representative. Applicant has not been able to submit the documents and explain the case till date. On the last day of hearing i.e. 12.01.2023, nobody appeared on behalf of the applicant. From this it is very clear that sufficient opportunities have been given to the promoter to explain his case as well as submit Joint Development Agreement which she has been unable to comply.

4. Under the circumstances, application of the promoter dated 02.08.2022 for registration of the project 'VISTA DE BAMBOLIM' under Section 3 of the RERA Act is hereby rejected.

Order Accordingly,


J.B. Singh, IAS (Retd.)
Member, Goa RERA

To,
ARKA LANDMARKS LLP,
Plot No. 22/B, GF-1, Happy Home Apartments,
La Campala Colony, Miramar,
Panaji- Goa, 403001.