

**ANNUAL REPORT 2021-2022**  
**AND**  
**ANNUAL STATEMENT OF**  
**ACCOUNTS 2021-2022**  
**GOA REAL ESTATE REGULATORY**  
**AUTHORITY**

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## **CHAIRPERSON'S STATEMENT**

It is indeed my privilege to present the Fifth (5<sup>th</sup>) Annual Report 2021-2022 and Annual Statement of Accounts 2021-2022 of the Goa Real Estate Regulatory Authority. The Annual Report contains information pertaining to the Goa Real Estate Regulatory Authority; important activities; registration of real estate projects and real estate agents; complaints received and adjudicated.

During the period under reporting, the Authority has registered 174 real estate projects and 62 real estate agents. The year 2021-2022 has also witnessed the shadow of Covid-19 pandemic. The progress of real estate activities/projects has though affected but picked up momentum.

I would like to express my gratitude to the Department of Urban Development; Goa RERA officials; Promoters; Agents; Consumers for their commitment and contribution to smooth functioning of the Goa Real Estate Regulatory Authority in discharging its duties.

Further, the Authority would like to place it on record the services of Shri. Gurudas Pilernekar, the Director, Urban Development, the Secretary to the Government of Goa, Urban Development for extending full support to the Authority.



**S. Kumaraswamy, IAS (Retd.)**  
**Chairperson, Goa RERA**

## **1. Introduction**

The Real Estate (Regulation and Development) Act, 2016 enacted by the Government of India and all sections of the Act came into force with effect from 01.05.2017. The Government of Goa established the Goa Real Estate Regulatory Authority (Goa RERA), vide notification dated 25.05.2017 for regulation and development of real estate sector in the State.

### **1.1. Objectives**

Goa RERA aims to provide a platform to all real estate stakeholders such as, consumers, developers, promoters, builders, and real estate agents in the state for harmonious development of the real estate sector, wherein, the interests of all stakeholders are protected and trust and confidence is established.

### **1.2. Important Achievements:**

Important Milestones of the Goa RERA during the period are as following:

- Goa RERA has registered 174 real estate projects and 62 real estate agents from 01.04.2021 to 31.03.2022.
- Goa RERA has decided 149 complaints out of 230 complaints including complaints received during 2018-19, 2019-20, 2020-21 and 2021-22 respectively.

### **1.3. The Year in Review**

#### **a) Landmark Decisions**

The Authority has continued its efforts to strengthen online portal for registration of real estate projects, real estate agents and online complaint filing system.

**b) Legislative Work**

Goa RERA has issued following Regulations:

- (i) Transaction of Business by the Goa Real Estate Regulatory Authority Regulation, 2021, under Section 29 and Section 85 of the Real Estate (Regulation and Development) Act, 2016.
- (ii) Documents/Information required for registration of Real Estate project regarding Separate Plan for Phasewise or Part Development, Regulation, 2021 under Section 4(2)(C) read with Section 85(2)(C) of the Real Estate (Regulations and Development) Act, 2016.
- (iii) According approval for transfer of a Real Estate Project to a Third Party, Regulation, 2021 under section 15 read with Section 85(2)(i) and Section 34(e) of the Real Estate (Regulation and Development) Act, 2016.
- (iv) Extension of Registration of Real Estate Project, Regulation, 2021 under Section 6 and Section 85(2) of the Real Estate (Regulation and Development) Act, 2016.
- (v) Procedure for adjudicating complaints and determining compensation by the Authority and Adjudicating Officer, Regulations, 2021 under Section 85 and Sections 31,32,34,38,71 and 72 of the Real Estate (Regulation and Development) Act, 2016.
- (vi) Transactions of Business by the Goa Real Estate Regulatory Authority, Regulation (Amendment), 2021.
- (vii) Return of Registration Fee of a Real Estate Project and Real Estate Agent by the Authority, Regulation, 2021 under Section 85(1) and (2) read with 4(1) and (2) of the Real Estate (Regulation and Development) Act, 2016 read with clause 5(a) of the Goa Real Estate (Regulation and

Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of interest and Disclosures on Website) Rules, 2017 and Section 9(1) of the said Act and Rule 11(1)(2) and (3) of the said Rules.

(viii) Regulations, 2022 inter-alia comprising:

(a) Regulation under Section 3 of the Real Estate (Regulation and Development) Act, 2016, to reckon the cutoff date for registration of ongoing projects and adjudication of disputes of such cases.

(b) Regulation under Section 40(1) and (2) of the Real Estate (Regulation and Development) Act, 2016 for Enforcement of the Order passed by the Authority.

(c) Regulation under Section 31 of the Real Estate (Regulation and Development) Act, 2016 regarding charging separate fee by the adjudicating officer.

#### **1.4. Capacity Building**

The officers and staff members of the authority has been given continuous IT exposure pertaining to online registration of projects, agents and complaints.

#### **1.5. International Engagements**

Goa RERA was not part of any International Engagements.

#### **1.6. Impact**

(a) **Allottees, Promoters, Real Estate Agents and Economy.**

Establishment of Goa RERA has enhanced home buyers confidence in Goa. The registration of real estate projects and agents with Goa RERA has given a forum to the consumers for an informed decision making on purchase of flats, apartments, plots, etc. in a

transparent manner. RERA enabled consumers a platform for dispute redressal. Around 174 real estate projects and 62 real estate agents registered during the year.

## 2. Registration of Promoters and Real Estate Agents under the Act.

### 2.1. In Relation to Promoters.

- The Authority has registered 174 Real estate projects during the period. The details of all these projects are available in the website of the Authority – [www.rera.goa.gov.in](http://www.rera.goa.gov.in). the details of registered real estate projects are as following:

S No.	NAME OF PROMOTER	ADDRESS OF PROMOTER	DESCRIPTION OF PROJECT FOR WHICH REGISTRATION HAS BEEN ISSUED	FEES PAID	REGISTRATION NUMBER	DATE OF ISSUE OF REGISTRATION	DATE OF WHICH REGISTRATION EXPIRES	DATE OF EXTENSION OF REGISTRATION WITH PERIOD OF EXTENSION	REMARK
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
1	TOLANI DEVELOPERS PVT LTD	E-17, LAJPAT NAGAR -3, SOUTH DELHI. 110024	RESIDENTIAL/ COMMERCIAL	50000	PRGO04211296	07-Apr-21	31-Jan-23	NIL	NIL
2	Reuben Ramesh Karekar	SHOP 39, BLOCK C, FELICINTA COMPLEX, GOGOL, MARGAO, GOA. 403601	RESIDENTIAL/ COMMERCIAL	50000	PRGO04211277	07-Apr-21	01-Jun-23	NIL	NIL
3	Swapneel nachinolcar	2ND FLOOR, ABOVE PRIORITY HONDA, NEW TALEIGAO BYPASS ROAD. PANAJI, GOA. 403002	RESIDENTIAL/ COMMERCIAL	96620	PRGO04211290	09-Apr-21	31-Dec-27	NIL	NIL
4	MARIO BERALDO FERNANDES	OFFICE NO 6, COMUNIDADE GHOR, 2ND FLOOR, ANGOD, MAPUSA, GOA. 403507	RESIDENTIAL/ COMMERCIAL	50000	PRGO04211313	09-Apr-21	31-Mar-24	NIL	NIL
5	ASBT Associates	SF-1, HERAMB APARTMENT, SECOND FLOOR, AQUEM, ALTO, MARGAO, GOA. 403601	RESIDENTIAL	50000	PRGO04211314	09-Apr-21	31-Mar-22	NIL	NIL
6	SHREE INFRA	SUKHKARTANIWAS, PLOT NO 32, APPARTMENT NO 301, PILERNE, BARDEZ GOA. 403521	RESIDENTIAL/ COMMERCIAL	50000	PRGO04211320	09-Apr-21	01-Dec-22	NIL	NIL
7	BHUSHAN VINOD THAKKER	SHAMJI LADHA BUILDING PLOT NO 357 ROOM 14, BHANDARKAR ROAD MATUNGA EAST, MUMBAL. 400019	RESIDENTIAL	50000	PRGO04211321	19-Apr-21	31-Dec-22	NIL	NIL
8	HAYAT INFRASTRUCTURE	FIRST FLOOR, SHOP NO. 20, KARMA POINT, ABOVE ALLAHABAD BANK, VASCO, SOUTH GOA. 403802	RESIDENTIAL	50000	PRGO04211300	21-Apr-21	31-Dec-24	NIL	NIL
9	REALCON RESIDENCY LLP	378, MMM ROAD AMRITSAR, AMRITSAR, PUNJAB.143001	RESIDENTIAL	50000	PRGO04211323	21-Apr-21	30-Jun-24	NIL	NIL

S No.	NAME OF PROMOTER	ADDRESS OF PROMOTER	DESCRIPTION OF PROJECT FOR WHICH REGISTRATION HAS BEEN ISSUED	FEES PAID	REGISTRATION NUMBER	DATE OF ISSUE OF REGISTRATION	DATE OF WHICH REGISTRATION EXPIRES	DATE OF EXTENSION OF REGISTRATION WITH PERIOD OF EXTENSION	REMARK
10	Narayanrao R Dessai	H.NO.345/9, OPP VIRAJ WOOD INDUSTRY, PERIGOL, KAVLEM, PONDA, GOA. 403401	RESIDENTIAL/ COMMERCIAL	50000	PRGO04211328	22-Apr-21	31-Dec-23	NIL	NIL
11	Paresh Pundalik Pal	GROUND FLOOR, LAXMI PAL APARTMENTS, BORDEM, BICHOLIM, GOA. 403504	RESIDENTIAL	50000	PRGO04211319	27-Apr-21	31-Dec-23	NIL	NIL
12	P D Kamat Realty Private Limited	OFFICE NO 8, SECOND FLOOR, LAXMI BHUVAN, FEIRA BAIXA, SBI LANE, OPP REMI STUDIO, MAPUSA, BARDEZ, GOA. 403507	RESIDENTIAL	50000	PRGO04211331	27-Apr-21	25-Jun-25	NIL	NIL
13	MS COSME COSTA CONSTRUCTION PRIVATE LIMITED	ALTINHO, MAPUSA, GOA. 403507	RESIDENTIAL	106750	PRGO05211329	13-May-21	31-Dec-25	NIL	NIL
14	FUTURISTIC CONSTRUCTION	174, NR OM ICECREAM FACTORY, BORDA, MARGAO SALCETE, GOA. 403602	RESIDENTIAL	50000	PRGO05211330	13-May-21	08-Apr-24	NIL	NIL
15	RIVIERA CONSTRUCTIONS PVT LTD	0-104, 2ND FLOOR, GOMES CATAO COMPLEX NEAR CINE ALANKAR, MAPUSA, GOA. 403507	RESIDENTIAL	50000	PRGO06211346	01-Jun-21	31-Mar-23	NIL	NIL
16	Mahalaxmi Developers	E-2, MITASU MANOR, SADAR, PONDA - GOA.403401	RESIDENTIAL	50000	PRGO06211332	01-Jun-21	31-May-23	NIL	NIL
17	R R ENTERPRISES RAMESHCHANDRA S GOHIL	OFFICE NO. 6-B, R R TOWER, ANGOD MAPUSA, GOA. 403507	RESIDENTIAL/ COMMERCIAL	50000	PRGO06211325	03-Jun-21	24-Apr-23	NIL	NIL
18	Mr Jammie Jose Maria Adolfo Dias	B-502, FIFTH FLOOR, ASIAN COSTA PINNACLE, BEHIND BANK OF INDIA, FATORDA GOA. 403602	RESIDENTIAL/ COMMERCIAL	50000	PRGO06211353	07-Jun-21	05-Feb-24	NIL	NIL
19	Mr Jammie Jose Maria Adolfo Dias	B-502, FIFTH FLOOR, ASIAN COSTA PINNACLE, BEHIND BANK OF INDIA, FATORDA GOA. 403602	RESIDENTIAL	50000	PRGO06211352	07-Jun-21	15-May-25	NIL	NIL
20	KAMAT CREATIONS	FOURTH FLOOR, 408, FORTUNE SQUARE BUILDING, MOROD, MAPUSA, GOA. 403507	RESIDENTIAL/ COMMERCIAL	50000	PRGO06211350	09-Jun-21	30-Dec-25	NIL	NIL
21	MS Avon Shire Developments	H. NO.249/1-A1, SOCOLWODDO, ASSAGAO, BARDEZ, MAPUSA, NORTH GOA, 403513	RESIDENTIAL	50000	PRGO06211347	09-Jun-21	29-Feb-24	NIL	NIL
22	MS S J CONSTRUCTIONS THROUGH PROPRIETOR MR SHASHIDARAN SHANKARAN PILLAI	H. NO. 196/1/3, AMBADI HOUSE, NEAR MES COLLEGE, VIDYANAGAR COLONY, ZUARINAGAR, GOA. 403726	RESIDENTIAL/ COMMERCIAL	54250	PRGO06211337	09-Jun-21	31-Mar-24	NIL	NIL
23	RIVIERA CONSTRUCTIONS PRIVATE LIMITED	0-104, 2ND FLOOR, GOMES CATAO COMPLEX, NR. CINE ALANKAR, BARDEZ, GOA. 403507	RESIDENTIAL	50000	PRGO06211326	11-Jun-21	31-Mar-23	NIL	NIL
24	UMESH V DESAI	HOTEL URVASHI, F L GOMES ROAD, SOUTH GOA. 403802	RESIDENTIAL	50000	PRGO06211283	14-Jun-21	01-Feb-22	NIL	NIL
25	SANTOSH MADHUKAR GAJINKAR	H NO B/460/FF-2, WARD VIII, REIS MAGOS, BARDEZ, GOA. 403521	RESIDENTIAL	50000	PRGO06211341	14-Jun-21	31-Mar-25	NIL	NIL
26	BIPIN CHANDELKAR	SHOP NO BF -17, 1ST FLOOR, MUNICIPAL BUILDING, OPP CANARA BANK, MAPUSA, GOA. 403507	RESIDENTIAL	50000	PRGO06211338	17-Jun-21	26-Apr-24	NIL	NIL

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27	SYDNEY SALDANHA	H.NO. 381, VAIGUIN VADDO NACHINOLA. BARDEZ, NORTH GOA. 403508	RESIDENTIAL/ COMMERCIAL	50000	PRGO06211339	17-Jun-21	30-Apr-24	NIL	NIL
28	Oikos Ventures Private Limited	36/2, C/O SANTOSH YADAV, CHIMES TOWER 1ST FLOOR, VAKIL MARKET, CHANDERLOK, DLF PHASE 4, GURGAON, HARYANA.122002	RESIDENTIAL	50000	PRGO06211354	23-Jun-21	25-Aug-23	NIL	NIL
29	GOVEIA ARCHITECTS & BUILDERS PROPRIETOR MR FRANCISCO HUGO ANTHONY GOVEIA	H.NO 642, PONSULEM, MAPUSA COLVALE, BARDEZ, NORTH GOA. 403513	RESIDENTIAL	50000	PRGO06211366	24-Jun-21	31-Dec-24	NIL	NIL
30	Cruz Silva	HNO 334/F VAZ WADDO, P.O VELIM, AMBELIM SALCETE, GOA. 403723	RESIDENTIAL	50000	PRGO06211356	28-Jun-21	10-Apr-26	NIL	NIL
31	MAYALAND PROPERTIES PVT LTD	HOUSE NO 278, SONARWADO, VERLA, BARDEZ, NORTH GOA-403510	RESIDENTIAL	50000	PRGO06211358	28-Jun-21	12-Aug-20	NIL	NIL
32	Saldanha Developers Pvt Ltd	302, MATHIAS PLAZA, 18TH JUNE ROAD, PANAJI, GOA. 403001	RESIDENTIAL	50000	PRGO07211368	05-Jul-21	17-Dec-24	NIL	NIL
33	S K Constructions	OFFICE NO. 6, STAYWELL APARTMENT, VERLA CANCA, NORTH GOA 403510	RESIDENTIAL	50000	PRGO07211306	09-Jul-21	18-Jan-24	NIL	NIL
34	ELITE REALTORS PROPRIETOR MR JUDAS ANACLETO DE SOUZA	1ST FLOOR, SHOP NO MP 4, PRIME HARMONY AIRPORT, CHICALIM, GOA 403711	RESIDENTIAL	50000	PRGO07211374	09-Jul-21	31-Dec-24	NIL	NIL
35	VIJIN KUMARAN	H. NO-399, LALITHA NIVAS, BAMAN BHAT, MERCES, TISWADI, SANTA CRUZ, NORTH GOA. 403005	RESIDENTIAL	50000	PRGO07211371	09-Jul-21	21-Apr-24	NIL	NIL
36	KARA	B-23, FIRST FLOOR, GREATER KAILASH PART-1, SOUTH DELHI, DELHI, 110048	RESIDENTIAL	50000	PRGO07211367	13-Jul-21	31-Dec-24	NIL	NIL
37	General Construction and Infrastructure	401, LOTUS COURT, ST.INEZ, M.G. ROAD, PANAJI, GOA. 403001	RESIDENTIAL/ COMMERCIAL	50000	PRGO07211361	13-Jul-21	01-Dec-25	NIL	NIL
38	GAJRAJ BUILDERS AND DEVELOPERS	OFFICE AT 3RD FLOOR, KARMA PAES AVENUE, NEAR OLD VASCO BUS STAND, VASCO-DAGAMA, GOA. 403802	RESIDENTIAL/ COMMERCIAL	50000	PRGO07211380	14-Jul-21	31-Mar-25	NIL	NIL
39	Shweta S Adpaikar	H. NO. 754/S2 RALLO, SAOJOSE DE AREAL, SALCETE, GOA. 403702	RESIDENTIAL/ COMMERCIAL	50000	PRGO07211342	14-Jul-21	31-Mar-24	NIL	NIL
40	INTEGRITI REAL ESTATE DEVELOPERS PROPRIETOR MR VENANCIO MARIA DE JESUS GONSALVES	H.NO. 43, VILLA GONSALVES, CHINCHWADA ILHAS GOA, CHIMBEL RIBANDAR, TISWADI NORTH GOA. 403006	RESIDENTIAL	50000	PRGO07211372	14-Jul-21	31-Mar-24	NIL	NIL
41	TWINKLE STAR DEVELOPERS	H NO 207/1, MADEL, COLVA, SOUTH GOA. 403708	RESIDENTIAL	50000	PRGO07211362	15-Jul-21	30-Jun-23	NIL	NIL
42	CRUZ SILVA	H.NO 334F, VAZ WADDO AMBELIM P.O VELIM SALCETE GOA,403723	RESIDENTIAL	50000	PRGO07211378	26-Jul-21	10-Apr-26	NIL	NIL

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43	KESHAVA PRESTIGE LLP	SHOP GF-1, HOUSE NO 507, TECHNOPARK COMPLEX, ALTO PORVORIM, PILERNE, GOA, 403521	RESIDENTIAL/COMMERCIAL	50000	PRGO07211383	28-Jul-21	31-May-24	NIL	NIL
44	Saldanha Developers Pvt Ltd	302, MATHIAS PLAZA, 18TH JUNE ROAD, PANAJI, GOA. 403001	RESIDENTIAL	50000	PRGO08211393	02-Aug-21	22-Dec-24	NIL	NIL
45	Mr Mohammed Shabbir Haider Ali Sayed	HOUSE NO 45, NOVANGULLY, VARCA FATRADE ROAD, OPPOSITE BORKARS, VARCA, SOUTH GOA. 403721	RESIDENTIAL	50000	PRGO08211398	02-Aug-21	31-Mar-23	NIL	NIL
46	ANANT NARAYAN VERNEKAR	1424 GROUND FLOOR, NAVNATH CHAMBERS, BICHOLIM, GOA. 403504	RESIDENTIAL	50000	PRGO08211386	05-Aug-21	31-Mar-23	NIL	NIL
47	CHANDRA DEVELOPERS LLP	H. NO 34, "TUKARAM KUNJ", SUNRISE COLONY, BEHIND NSD, ALTO-DABOLIM, MORMUGAO, GOA. 403801	RESIDENTIAL	50000	PRGO08211376	05-Aug-21	15-Feb-24	NIL	NIL
48	Vallabh Shivram Salkar	SASTIWADA, BORDEM, BICHOLIM, GOA. 403504	RESIDENTIAL	50000	PRGO08211363	06-Aug-21	07-Oct-23	NIL	NIL
49	T R CONSTRUCTIONS MR TONY RODRIGUES	HOUSE NO 40, 7 C 11, FATIMA CHAMBERS ATMARAM BORKAR ROAD, PANJIM, NORTH GOA. 403001	RESIDENTIAL	50000	PRGO08211364	17-Aug-21	02-Nov-23	NIL	NIL
50	NILESH MANOHAR KANDE	SHREENIKUNJ, H.NO. 7/1703, NEAR CHINMAY KRISHNA ASHRAM, GOGOL, MARGAO, GOA. 403601	RESIDENTIAL/COMMERCIAL	50000	PRGO08211411	18-Aug-21	31-Jul-25	NIL	NIL
51	Saldanha Developers Pvt Ltd	302, MATHIAS PLAZA, 18TH JUNE ROAD, PANAJI, GOA. 403001	RESIDENTIAL	184450	PRGO08211404	19-Aug-21	21-Nov-24	NIL	NIL
52	MUNJAAL BOTIQUE HOMES PRIVATE LIMITED	G56, TRIVENI COMPLEX, SHEIKH SARAI, SOUTH DELHI. 110017	RESIDENTIAL	50000	PRGO08211399	20-Aug-21	25-Feb-24	NIL	NIL
53	Dinesh Nayyar	BF4/5, 1ST FLOOR, CAMPAL TRADE CENTRE, CAMPAL, PANAJI, GOA. 403001	RESIDENTIAL	50000	PRGO08211377	24-Aug-21	30-Jun-24	NIL	NIL
54	KTwo Construction & Developers	OFFICE NO 201, 2ND FLOOR, ADCON GALLERIA, OPP SUNSHINE BLDG, NORTH GOA. 403001	RESIDENTIAL/COMMERCIAL	50000	PRGO08211405	24-Aug-21	31-Aug-22	NIL	NIL
55	SIR BIOTECH INDIA LIMITED	SIR BIOTECH INDIA LIMITED, N-50, PHASE IV, NEAR ASIAN PAINTS/D-LINK GODOWN, SOUTH GOA. 403722	PLOTTED DEVELOPMENT	96120	PRGO08211297	24-Aug-21	20-Feb-23	NIL	NIL
56	VIANAAR INFRA LLP	378, MMM ROAD, AMRITSAR, PUNJAB. 143001	RESIDENTIAL	50000	PRGO08211417	24-Aug-21	30-Jun-24	NIL	NIL
57	SRE ESTATE DEVELOPMENT	SUPREME, BEHIND NEW TELEPHONE EXCHANGE, OPP. BOMBI HOUSE, COMBA, MARGAON ROAD, GOA. 403501	RESIDENTIAL	50000	PRGO09211414	06-Sep-21	31-Jul-25	NIL	NIL
58	Pretty Homes Builders and Developers	203, AUDI MAPARI PLAZA, ERASMO CARVALHO STREET, MARGAO, GOA. 403601	RESIDENTIAL	50000	PRGO09211312	07-Sep-21	31-Dec-22	NIL	NIL
59	AMIT CHANDRAKANT PRABHU	3/4529 VASANT NAGAR NEAR JIVITAM MUTH GOGOL FATORDA, GOA. 403602	RESIDENTIAL/COMMERCIAL	50000	PRGO09211413	07-Sep-21	31-Dec-23	NIL	NIL

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60	REALCON RESIDENCY LLP	378, MMM ROAD AMRITSAR, AMRITSAR PUNJAB, 143001	RESIDENTIAL	50000	PRGO09211427	16-Sep-21	30-Jun-24	NIL	NIL
61	RIVIERA CONSTRUCTIONS PVT LTD	0-104, 2ND FLOOR, GOMES CATAO COMPLEX, NEAR CINE ALANKAR, MAPUSA, BARDEZ, GOA. 403507	RESIDENTIAL	50000	PRGO09211425	16-Sep-21	31-Mar-24	NIL	NIL
62	Master Builders & Developers	C-405/406/407, C WING 4TH FLOOR, OSIA COMMERCIAL ARCADE, NEAR T&CP OFFICE, MARGAO SALCETE, GOA. 403601	RESIDENTIAL	50000	PRGO09211421	16-Sep-21	20-Aug-25	NIL	NIL
63	Shri Space Infra LLP	SHOP NO. G-1, MARIA APARTMENTS, UPPER BAZAR, PONDA, GOA. 403401	COMMERCIAL	50000	PRGO09211433	16-Sep-21	02-Aug-25	NIL	NIL
64	STALWART REALTY	5, 6TH FLOOR, SMITH VANDAN BUILDING, ABOVE INDUSIND BANK, NEAR TAJ VIVANTA, ST. INEZ, PANJIM, GOA. 403001	RESIDENTIAL/COMMERCIAL	50000	PRGO09211408	16-Sep-21	03-Mar-25	NIL	NIL
65	AVTARA HOMES PRIVATE LIMITED	481/1-A-1, CHOGAN ROAD, CALANGUTE, BARDEZ, NORTH GOA, 403516	RESIDENTIAL	50000	PRGO09211412	17-Sep-21	01-Aug-24	NIL	NIL
66	RUMEET DWELLERS PRIVATE LIMITED	B/201, STATUS RESIDENCY BOLEAND FATORDA, MARGAO, PADRE PEDRO FERRAO ROAD, SOUTH GOA. 403602	RESIDENTIAL/COMMERCIAL	50000	PRGO09211392	20-Sep-21	31-Jul-24	NIL	NIL
67	MANSI MAHESH TALEKAR	FLAT NO- S F-2 LAXMINARAYAN KRUPA, CANDOLA, MARCELA, GOA. 403107	RESIDENTIAL	50000	PRGO09211423	20-Sep-21	26-Jul-23	NIL	NIL
68	MERCY CONSTRUCTION LLP	17/A, GROUND FLOOR, BANDRA WEST, MUMBAI SUBURBAN, MAHARASHTRA. 400050	RESIDENTIAL	50000	PRGO09211418	20-Sep-21	30-Sep-24	NIL	NIL
69	ANOKHA ESTATES PRIVATE LIMITED	711/32 GREEN HILL, CASA MARIA, SOCORRO, PORVORIM, GOA, 403501	RESIDENTIAL	50000	PRGO09211391	23-Sep-21	15-Aug-23	NIL	NIL
70	RAJ HOUSING DEVELOPMENT PVT LTD	OFFICE 401, RAJDEEP GALLERIA, SADAR - PONDA, GOA. 403401	RESIDENTIAL/COMMERCIAL	50000	PRGO09211424	23-Sep-21	31-Dec-24	NIL	NIL
71	Mr Nagineni Ranga Rao	H.NO 22/234/7-8 ROSHAN APARTMENTS, LA OCEANA COLONY, NIO DONA PAULA S.O, GOA. 403004	RESIDENTIAL	50000	PRGO09211432	23-Sep-21	15-Sep-24	NIL	NIL
72	Reuben Karekar	SHOP NO 39, BLOCK C, FELICINTA COMPLEX, GOGOL, MARGAO, GOA.403602	RESIDENTIAL	50000	PRGO09210366	24-Sep-21	25-Mar-19	NIL	NIL
73	TRIUNE REAL ESTATE DEVELOPERS LLP	B-304, 3RD FLOOR, DAMODAR CHAMBERS, OPP. TIMBLO BHAVAN, MARGAO, GOA. 403601	RESIDENTIAL	50000	PRGO09211431	24-Sep-21	30-May-24	NIL	NIL
74	Omnimind Synergies LLP	237, SASTIWADA, BICHOLIM, GOA. 403507	PLOTTED DEVELOPMENT	216360	PRGO10211409	08-Oct-21	05-Jul-24	NIL	NIL
75	Sumit Woods Limited	S- 102 SUMIT CLASSIC 1ST FLOOR, OPP PONDA MUNICIPALITY SARDAR, PONDA, GOA. 403401	RESIDENTIAL	50000	PRGO10211436	08-Oct-21	31-Dec-24	NIL	NIL
76	MS VENTURE BUILDING DREAMS THROUGH PROPRIETOR	145/8, FATIMA COLONY, ALTO DABOLIM, SOUTH GOA. 403801	RESIDENTIAL	50000	PRGO10211429	08-Oct-21	31-Dec-24	NIL	NIL

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77	Aditya Builders	204, GERA IMPERIUM I, PATTO PLAZA, EDC COMPLEX, PANAJI, GOA. 403001	RESIDENTIAL	50000	PRGO10211445	19-Oct-21	30-Dec-22	NIL	NIL
78	Alivio Faria	HNO 142, NEAR RAILWAY BRIDGE, A.P DABOLIM, GOA. 403801	RESIDENTIAL	50000	PRGO10211420	19-Oct-21	01-Aug-24	NIL	NIL
79	ASBT Associates	OFFICE NO.1, MOHAMMAD TOWERS, 3RD FLOOR, NEAR GOGOL CIRCLE, GOGOL, MARGAO, GOA. 403601	RESIDENTIAL	50000	PRGO10211454	21-Oct-21	31-Mar-23	NIL	NIL
80	CLASSIC SQUARES REALTY PRIVATE LIMITED	501, 5TH FLOOR, FORTUNE SQUARE BUILDING, MOROD, MAPUSA, BARDEZ, GOA. 403507	RESIDENTIAL	50000	PRGO10211446	21-Oct-21	31-Mar-25	NIL	NIL
81	Risara Properties LLP	RISARA HOUSE, VASUDEV DEMPO MARG, TONCA, PANAJI, GOA. 403002	RESIDENTIAL/COMMERCIAL	50000	PRGO11211443	08-Nov-21	31-Dec-23	NIL	NIL
82	SABH INFRASTRUCTURE LIMITED	SY NO- 4423A, PIKEN CHIVARI, ANJUNA, NORTH GOA, 403509	RESIDENTIAL	50000	PRGO11211449	08-Nov-21	31-Dec-26	NIL	NIL
83	PN REAL ESTATE & DEVELOPERS & BUILDERS	S 206 2ND FLOOR, ELITE TOWERS, ALTINHO MAPUSA, BARDEZ, GOA. 403507	RESIDENTIAL	50000	PRGO11211451	09-Nov-21	03-Mar-25	NIL	NIL
84	Goa Housing board	ALTO PORVORIM, GOA. 403521	RESIDENTIAL	50000	PRGO11211440	09-Nov-21	10-Mar-21	NIL	NIL
85	Avez Azim Shaikh	01 FIRST FLOOR COMMERCE CENTRE, NEXT TO OLD BUS STAND, VASCO DA GAMA, GOA. 403802	RESIDENTIAL/COMMERCIAL	50000	PRGO11211455	10-Nov-21	31-Mar-26	NIL	NIL
86	Jaglux Realty Pvt Ltd	FLAT NO 274, SECTOR A, POCKET C, VASANT KUNJ, SOUTH WEST DELHI.110030	RESIDENTIAL	50000	PRGO11211462	10-Nov-21	01-Jul-24	NIL	NIL
87	Patkar Developers through Proprietor Mr. Rahul Sainath Patkar	HILLCROWN APARTMENT, MAPUSA, G-BLOCK, GROUND FLOOR, ALTINHO, GOA. 403507	RESIDENTIAL	50000	PRGO11211459	10-Nov-21	31-Dec-23	NIL	NIL
88	Acron Developers Private Limited	JOHNVILLE, 13TH ROAD, CHEMBUR, MUMBAI SUBURBAN, MAHARASHTRA. 400071	RESIDENTIAL	99000	PRGO11211460	15-Nov-21	30-Nov-24	NIL	NIL
89	KARA HOMES	HOUSE NO-153/6, ZOR VADDO, ANJUNA BARDEZ, NORTH GOA, 403509	RESIDENTIAL	50000	PRGO11211467	15-Nov-21	31-Dec-24	NIL	NIL
90	MVR Seaview Homes Private Limited	15/153/A2, 1ST FLOOR, ABOVE AUDI GOA SHOWROOM, CARANZALEM, PANAJI, GOA. 403002	RESIDENTIAL	234000	PRGO11211407	16-Nov-21	31-Dec-23	NIL	NIL
91	SINARI DEVELOPERS	GROUND FLOOR, SHOP NO 4, MEENAXI BUILDING, A B ROAD, PANAJI, GOA 403001	RESIDENTIAL/COMMERCIAL	50000	PRGO11211470	19-Nov-21	30-Oct-24	NIL	NIL
92	GIRJA ESTATES PRIVATE LIMITED	S6 (H.NO. 4/211/A6), ANAND VIHAR, BILLAO, PEDDEM, MAPUSA, BARDEZ, GOA. 403507	RESIDENTIAL	50000	PRGO11211453	24-Nov-21	30-Sep-24	NIL	NIL
93	Bennet and Bernard Custom Homes Pvt Ltd	FIRST FLOOR, MATHIAS HOUSE, CAMPAL, PANAJI, GOA. 403001	RESIDENTIAL	50000	PRGO11211461	25-Nov-21	31-Mar-24	NIL	NIL

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94	REALCON RESIDENCY LLP	378, MMM ROAD AMRITSAR, AMRITSAR, PUNJAB, 143001	RESIDENTIAL	50000	PRGO11211485	25-Nov-21	24-May-24	NIL	NIL
95	SAAD HOSPITALITY SERVICES LIMITED LIABILITY PARTNERSHIP	PARIJAT 1ST FLOOR, BEHIND LIC BUILDING, KHADPABAND, PONDA, GOA. 403401	RESIDENTIAL	50000	PRGO11211466	25-Nov-21	31-Dec-23	NIL	NIL
96	CLASSIC SQUARES REALTY PRIVATE LIMITED	5TH FLOOR, FORTUNE SQUARE BUILDING, MOROD, MAPUSA, GOA. 403507	RESIDENTIAL/ COMMERCIAL	50000	PRGO11211450	26-Nov-21	31-Mar-25	NIL	NIL
97	REALCON RESIDENCY LLP	378, MMM ROAD AMRITSAR, AMRITSAR PUNJAB 143001	RESIDENTIAL	50000	PRGO12211481	07-Dec-21	30-May-24	NIL	NIL
98	NITIN DEVELOPERS PRIVATE LIMITED	PLOT NO. E-1, LANE NO.2, LA CASA GRANDE, ST. MARYS COLONY, MIRAMAR, PANJIM, GOA. 403001	RESIDENTIAL	50000	PRGO12211478	07-Dec-21	31-Dec-22	NIL	NIL
99	Mahesh Datta Narvekar	FLAT NO 1, BLOCK C, B&F MAGNOLIA CO-OPERATIVE HOUSING SOCIETY, NEAR SUREKHA APARTMENT, ALTO DULER, MAPUSA, BARDEZ- GOA. 403507	RESIDENTIAL	50000	PRGO12211489	07-Dec-21	01-Mar-24	NIL	NIL
100	ANAND INCORPORATION PRIVATE LIMITED	H. NO. 532, 0, BAUNTA WADO, ASSAGAO, MAPUSA BARDEZ, NORTH GOA. 403509	RESIDENTIAL	50000	PRGO12211476	07-Dec-21	31-Aug-24	NIL	NIL
101	A & A BUILDERS PROPRIETOR MRS ASIFA ABBAS SHAIKH	B/370, NEAR MASJID, ALTO-BETIM PO ALTO-PORVORIM, BARDEZ-GOA 403521	RESIDENTIAL	50000	PRGO12211482	07-Dec-21	31-Oct-24	NIL	NIL
102	Rajesh Tarkar Proprietor Rajdeep Builders	OFFICE NO. 708,709,710, 7TH FLOOR, GERA IMPERIUM STAR, NEXT TO CENTRAL LIBRARY, PATTO PANAJI, GOA 403001	RESIDENTIAL	50000	PRGO12211483	07-Dec-21	30-Jun-26	NIL	NIL
103	YUVRAJ BHARMA MAYEKAR	45, MAINA, SODIEM, SIOLIM, NORTH GOA, 403517	RESIDENTIAL	50000	PRGO12211488	07-Dec-21	01-Nov-24	NIL	NIL
104	Solanki and Sons	4TH FLOOR, FFS1, PADMAVATI TOWERS, 18TH JUNE ROAD, P.D.A. COLONY, PLOT NO. 222, ALTO -PORVORIM, GOA. 403001	RESIDENTIAL	50000	PRGO12211475	07-Dec-21	05-Mar-24	NIL	NIL
105	Rajesh Tarkar	708, 709 & 710, 7TH FLOOR, "GERA IMPERIUM STAR", NEAR CENTRAL LIBRARY, PATTO, PANAJI-GOA, 403001	RESIDENTIAL	50000	PRGO12211495	10-Dec-21	30-Jun-23	NIL	NIL
106	REALCON RESIDENCY LLP	378, MMM ROAD AMRITSAR, AMRITSAR PUNJAB. 143001	RESIDENTIAL	50000	PRGO12211490	10-Dec-21	19-Nov-24	NIL	NIL
107	HAYAT INFRASTRUCTURE	OFFICE NO. 20, FIRST FLOOR, KARMA POINT, VASCO-DA-GAMA, GOA. 403802	RESIDENTIAL	50000	PRGO12211493	10-Dec-21	31-Dec-25	NIL	NIL
108	MANAS SPACES LLP	PLOT NO.22 B, GROUND FLOOR, FLAT NO.1, HAPPY HOME APARTMENTS, MIRAMAR, PANAJI, NORTH GOA. 403001	RESIDENTIAL/ COMMERCIAL	67980	PRGO12211491	10-Dec-21	31-Dec-26	NIL	NIL
109	Rio Luxury Homes Pvt Ltd	ALDEIA SERENIA, BOUTA VADDO, ASSAGAO BARDEZ GOA. 403507	RESIDENTIAL	50000	PRGO12211458	10-Dec-21	31-Dec-23	NIL	NIL

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110	KIBANA HOMES AND VILAS	02, 67/56, PAITONA SALVADOR DO MUNDO, BARDEZ, NORTH GOA - 403101	RESIDENTIAL	50000	PRGO12211479	16-Dec-21	31-Oct-23	NIL	NIL
111	Tushar L S Usgaonkar	SHOP NO.5, SHANTADURGA HSG SOCIETY, SUPER MARKET, PONDA, GOA. 403401	RESIDENTIAL	50000	PRGO01221473	04-Jan-22	31-Dec-24	NIL	NIL
112	VILMARIS HOMES PRIVATE LIMITED	SURVEY NO. 283/1 AND 285/1-A, SALIGAO VILLAGE, BARDEZ, NORTH GOA. 403511	RESIDENTIAL	50000	PRGO01221507	04-Jan-22	31-Dec-23	NIL	NIL
113	CHAITANYA ASSOCIATES	OFFICE NO.S-15, SECOND FLOOR, KAMAT BUILDING (SOUTH SIDE), NEAR HARI MANDIR, MARGAO, SOUTH GOA, 403601	RESIDENTIAL/COMMERCIAL	50000	PRGO01221501	04-Jan-22	29-Feb-24	NIL	NIL
114	REALCON RESIDENCY LLP	378, MMM ROAD AMRITSAR, AMRITSAR PUNJAB. 143001	RESIDENTIAL	50000	PRGO01221496	04-Jan-22	24-Mar-24	NIL	NIL
115	REALCON RESIDENCY LLP	378, MMM ROAD AMRITSAR, AMRITSAR PUNJAB 143001	RESIDENTIAL	50000	PRGO01221497	04-Jan-22	30-Mar-24	NIL	NIL
116	CHARISMA HOMES LLP	DANWADDO SALVADOR , SOCCORO CHURCH PORVORIM, GOA. 403501	RESIDENTIAL	50000	PRGO01221444	04-Jan-22	30-Aug-20	NIL	NIL
117	COMFORT HOMES PROPRIETOR MR LOURENCINHO RODRIGUES	H NO 142, DIAS VADDO, CAVELOSSIM, SOUTH GOA. 403731	RESIDENTIAL	50000	PRGO01221519	04-Jan-22	31-Dec-24	NIL	NIL
118	NICHE DEVELOPERS GOA	SURVEY NO. 23/1, JAIRAM NAGAR, OPP. IFINITY BAY, BEHIND NSD, DABOLIM VILLAGE, VASCO-DA-GAMA, GOA 403711	RESIDENTIAL	50000	PRGO01221512	05-Jan-22	30-Jun-19	NIL	NIL
119	Salkar codcodo constructions	SASTIWADA BORDEM, BICHOLIM GOA. 403504	RESIDENTIAL/COMMERCIAL	50000	PRGO01221518	12-Jan-22	07-May-24	NIL	NIL
120	TRIUNE REAL ESTATE DEVELOPERS LLP	B-304, 3RD FLOOR, DAMODAR CHAMBERS, OPP. TIMBLO BHAVAN, MARGAO, GOA. 403601	RESIDENTIAL	50000	PRGO01221513	13-Jan-22	31-Dec-24	NIL	NIL
121	RAICHANDANI PAHAL DEVELOPERS LLP	S1/21/392/13, NEXT TO SEA FACE BLDG, NAGALI HILLS, NORTH GOA. 403004	RESIDENTIAL	92500	PRGO01221464	13-Jan-22	09-Nov-23	NIL	NIL
122	Goa Housing Board	PORVORIM, NORTH GOA. 403521	COMMERCIAL	50000	PRGO01221492	13-Jan-22	07-Jul-21	NIL	NIL
123	Isprava Vesta Private Limited	9 B1, 542, ALDEIA SEREINA, BOUTAWADO, ASSAGAO, BARDEZ, NORTH GOA, 403521	RESIDENTIAL	50000	PRGO01221498	13-Jan-22	31-Mar-24	NIL	NIL
124	ALBERT ESTEVES	301, EDCON MINDSPACE, 3RD FLOOR, OPP CAMPAL TRADE, ST INEZ PANAJI, GOA. 403001	RESIDENTIAL	50000	PRGO01221525	13-Jan-22	31-Dec-24	NIL	NIL
125	Antonio Blasco da costa gracias	H NO 54/B, ST JOAQUIM ROAD, NEAR HIGH TAG SHOWROOM, SOUTH GOA. 403602	RESIDENTIAL/COMMERCIAL	50000	PRGO01221523	14-Jan-22	31-Dec-23	NIL	NIL
126	Kunal Kuwadekar	A-1601, RUSHI TOWERS, LOKHANDWALA COMPLEX, ANDHERI (WEST) MUMBAI. 400053	RESIDENTIAL	127070	PRGO01221373	14-Jan-22	08-Apr-24	NIL	NIL

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127	KAMALAKANT S SAWANT AMONKAR	FLAT NO. F3, KRISHNA ARCADE, OPPOSITE TAJ HOUSING SOCIETY, KUMBHARJUA ROAD, MARCELA, PONDA GOA 403107	RESIDENTIAL	50000	PRGO01221533	14-Jan-22	30-May-25	NIL	NIL
128	LAURUS TEXTILES PRIVATE LIMITED	BANK HOUSE, 2ND FLOOR, 23 KALBADEVI ROAD, MUMBAI CITY, 400002	COMMERCIAL	50000	PRGO01221534	14-Jan-22	25-Oct-24	NIL	NIL
129	Rizwan Shaikh	HOUSE NO 118, RANGAVI ESTATE, SHAIKH NABI HOUSE, ISSORCIM, DABOLIM, SOUTH GOA, 403801	RESIDENTIAL	50000	PRGO01221514	14-Jan-22	04-Dec-26	NIL	NIL
130	MULLA ABDUL MUNAF	83, HAVELI PONDA, QUERIM, NORTH GOA, 403401	RESIDENTIAL/COMMERCIAL	50000	PRGO01221531	20-Jan-22	30-Jun-25	NIL	NIL
131	Rosevelt Jose Filigonio Do Rosario Carl Valadares	H. NO.236-A, PIRNI, NAGOVA, VERNA, SALCETE, GOA. 403722	RESIDENTIAL/COMMERCIAL	50000	PRGO01221527	20-Jan-22	09-Jan-24	NIL	NIL
132	EDWIN ANTHONY GONSALVES	S-2, B BLOCK, COLACO RESIDENCY, OPP. VIBES, COMBA, MARGAO, GOA. 403601	RESIDENTIAL	50000	PRGO01221516	20-Jan-22	06-Jan-26	NIL	NIL
133	Coastal India Constructions	3RD FLOOR, CARDOZA BUILDING, PATTO, PANJIM, GOA. 403001	RESIDENTIAL	50000	PRGO01221538	21-Jan-22	03-Jun-25	NIL	NIL
134	Goa housing board	GOA HOUSING BOARD COLONY, PORVORIM, GOA. 403521	COMMERCIAL	50000	PRGO01221502	28-Jan-22	02-Jul-21	NIL	NIL
135	General Construction and Infrastructure	401, LOTUS COURT, ST. INEZ, M.G. ROAD, PANAJI, GOA. 403001	RESIDENTIAL	50000	PRGO01221510	28-Jan-22	31-Dec-25	NIL	NIL
136	ASHRAY REAL ESTATE DEVELOPERS	OFFICE NO. 2, 2ND FLOOR, LANDSCAPE SHIRE, CARANZALEM, NORTH GOA. 403002	RESIDENTIAL	50000	PRGO01221528	28-Jan-22	31-Dec-24	NIL	NIL
137	MS SIDDHARTH CONSTRUCTIONS THROUGH ITS PROPRIETOR MR MILIND SHARAD SUBHEDAR	MD 25, HOUSING BOARD COLONY, BAINA, VASCO-DA -GAMA, GOA. 403802	RESIDENTIAL	50000	PRGO01221530	28-Jan-22	31-May-25	NIL	NIL
138	VIANAAR INFRA LLP	378, MMM ROAD, AMRITSAR PUNJAB. 143001	RESIDENTIAL	50000	PRGO02221542	01-Feb-22	26-Oct-24	NIL	NIL
139	thakkar & associates	FLAT NO 2 CO V D DHAVALIKAR PRABHUNAGAR, CURTIPONDA, GOA. 403401	RESIDENTIAL	50000	PRGO02221509	10-Feb-22	31-Dec-25	NIL	NIL
140	VIANAAR INFRA LLP	378, MMM ROAD, AMRITSAR PUNJAB. 143001	RESIDENTIAL	50000	PRGO02221543	15-Feb-22	26-Oct-24	NIL	NIL
141	RAICHANDANI CONSTRUCTIONS PRIVATE LIMITED	H NO.4-6-18, GROUND FLOOR, PAN BAZAR, HYDERABAD, TELANGANA. 500003	RESIDENTIAL	50000	PRGO02221529	18-Feb-22	27-Jul-21	NIL	NIL
142	AAY EES BUILDCON GOA	308, LANDSCAPE TOWERS, ST. INEZ, PANAJI, GOA	RESIDENTIAL	50000	PRGO02221565	23-Feb-22	10-Feb-26	NIL	NIL
143	Sattva Villas LLP	M 2, 2ND FLOOR, GREATER KAILASH 1, SOUTH DELHI. 110048	RESIDENTIAL	50000	PRGO02221535	23-Feb-22	30-Sep-24	NIL	NIL
144	Azara Spaces LLP	H. NO. 1820/1, ANJUNA MAPSA ROAD, ANJUNA, BARDEZ, NORTH GOA, 403509	RESIDENTIAL	50000	PRGO02221505	23-Feb-22	30-Jun-24	NIL	NIL

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145	K D S Constructions	APARTMENT NO 8, 2ND FLOOR, CAMELOTTE BUILDING, REIS MAGOS, VERUM, GOA. 403114	RESIDENTIAL	50000	PRGO02221560	23-Feb-22	20-Dec-24	NIL	NIL
146	SS INFRAA VENTURES LLP	202, DEVARSHRI SPLENDOR, BLOCK A, PORVORIM, GOA. 403501	RESIDENTIAL/ COMMERCIAL	148360	PRGO02221545	23-Feb-22	31-Dec-25	NIL	NIL
147	Alcon Construction Goa Private Limited	ALCON ANIL COUNTO ENTERPRISES, SUKERKAR MANSION, 1ST FLOOR, MG ROAD, PANAJI, GOA. 403001	RESIDENTIAL	53930	PRGO02221522	23-Feb-22	31-Dec-26	NIL	NIL
148	RAVINDRA CONSTRUCTIONS	VINAYAK APTS, UPPER BAZAR, PONDA, 309, GERA IMPERIUM GREEN, MALA, PANAJI, GOA. 403001	RESIDENTIAL	50000	PRGO02221526	24-Feb-22	30-Jun-22	NIL	NIL
149	Prescon Homes Pvt Ltd	PRESCON, OFFICE NO. 207, SECOND FLOOR, EDCON MINDSPACE, BEHIND CAMPAL TRADE CENTRE, CAMPAL GOA. 403001	RESIDENTIAL	140750	PRGO02221540	24-Feb-22	31-Jul-24	NIL	NIL
150	RIVIERA CONSTRUCTIONS PVT LTD	C/O RIVIERA CONSTRUCTIONS PVT LTD, 0-104 2ND FLOOR GOMES CATAO COMPLEX, NORTH GOA. 403507	RESIDENTIAL	50000	PRGO02221536	25-Feb-22	31-Mar-25	NIL	NIL
151	Azara Spaces LLP	HOUSE NO. 1820/1, ANJUNA MAPUSA ROAD, ANJUNA, BARDEZ, NORTH GOA. 403509	RESIDENTIAL	50000	PRGO02221508	25-Feb-22	30-Jun-24	NIL	NIL
152	Lawrence Custod Alphonso	H. NO. 327, BELLA VILLA OPP CANARA BANK, ASSONORA BARDEZ, GOA. 403503	RESIDENTIAL/ COMMERCIAL	50000	PRGO03221552	04-Mar-22	06-Dec-27	NIL	NIL
153	Bliss Infra One	H-NO-10-3-27/5/6 TEACHERS COLONY, EAST MARREDPALLY, SHENOY NURSING HOME, HYDERABAD, TELANGANA.402201.	RESIDENTIAL	50000	PRGO03221558	04-Mar-22	31-Dec-25	NIL	NIL
154	RS DEVELOPERS	D-2/2007, 3RD FLOOR, T, SG, VASANT KUNJ, NEW DELHI. 110070	RESIDENTIAL	50000	PRGO03221553	04-Mar-22	30-Sep-24	NIL	NIL
155	SETTLELAND BUILDER & DEVELOPER PROPRIETOR MR ILYAS DHALAYAT	H.NO 77/1, DADDIO WADDO, TELAULIM NAVELIM, SOUTH GOA, 403707	RESIDENTIAL	50000	PRGO03221562	04-Mar-22	30-Sep-25	NIL	NIL
156	Pryto Private Limited	2ND FLOOR, C-6, KADAMBA APARTMENTS, DR A B ROAD, PANAJI, GOA. 403001	COMMERCIAL	55580	PRGO03221563	04-Mar-22	31-May-26	NIL	NIL
157	M S Developers	B&F MAGNOLIA CO OPERATIVE HOUSING SOCIETY, FLAT NO 1, BLOCK C, MAPUSA, BARDEZ, GOA. 403507	RESIDENTIAL/ COMMERCIAL	56250	PRGO03221575	07-Mar-22	30-Jun-24	NIL	NIL
158	CLASSIC BUILDERS AND DEVELOPERS PROPRIETOR MR ABDUL KHAN	GROUND FLOOR, H NO 23/107/1, SHABBIR R KHAN, NEAR COASTAL HONDA SHOWROOM, TAMBIMATI TALEIGAO, PANAJI, GOA. 403002	RESIDENTIAL/ COMMERCIAL	50000	PRGO03221574	07-Mar-22	02-Feb-26	NIL	NIL
159	NEWERA SOLUTIONS PRIVATE LIMITED	SY.NO. 330/4, GROUND FLOOR, ANJUNA VILLAGE, BARDEZ, MAPUSA, GOA, 403509	RESIDENTIAL	60000	PRGO03221556	07-Mar-22	31-Dec-25	NIL	NIL

S No.	NAME OF PROMOTER	ADDRESS OF PROMOTER	DESCRIPTION OF PROJECT FOR WHICH REGISTRATION HAS BEEN ISSUED	FEES PAID	REGISTRATION NUMBER	DATE OF ISSUE OF REGISTRATION	DATE OF WHICH REGISTRATION EXPIRES	DATE OF EXTENSION OF REGISTRATION WITH PERIOD OF EXTENSION	REMARK
160	Ms Mahalaxmi Realtors	F3 1ST FLOOR SHIVNERY BLDG ABOVE PRESTIGE SHOWROOM, COMBA, MARGAO, GOA. 403601	RESIDENTIAL/COMMERCIAL	50000	PRGO03221583	07-Mar-22	15-Mar-27	NIL	NIL
161	Shamrao Builders	OFFICE NO.418, FOURTH FLOOR, RAJDEEP GALLERIA, PONDA, GOA. 403401	RESIDENTIAL/COMMERCIAL	50000	PRGO03221557	09-Mar-22	29-Dec-25	NIL	NIL
162	CORNERSTONE HOMES	22B/1 SERENITY, DUNCOLIM SERAULIM SALCETE, GOA. 403708	RESIDENTIAL	50000	PRGO03221561	09-Mar-22	31-Jan-24	NIL	NIL
163	Azara Spaces LLP	HOUSE NO. 1820/1, ANJUNA MAPSA ROAD, ANJUNA, BARDEZ, NORTH GOA. 403509	RESIDENTIAL	50000	PRGO03221506	09-Mar-22	30-Jun-24	NIL	NIL
164	VISION DEMPO HOSPITALITY AND ESTATES PVT LTD	VISION HOUSE, H.NO.179 C1, BAIRAO ALTO DOS PILOTOS, JOSE FALCAO ROAD, NEXT TO THE CROWN GOA, GOA. 403001	RESIDENTIAL	50000	PRGO03221570	09-Mar-22	31-Dec-25	NIL	NIL
165	Macval Ventures	H.NO. 96/3, PINTO ROSARIO SQUARE, VADDEM SOCORRO, P.O. PORVORIM, GOA. 403501	RESIDENTIAL	50000	PRGO03221564	09-Mar-22	31-Dec-23	NIL	NIL
166	SANTOSH MADHUKAR GAJINKAR	NEAR TATA PARADISO, PATEL ESTATE, ALTO BETIM, GOA. 403521	RESIDENTIAL	50000	PRGO03221566	09-Mar-22	31-Mar-24	NIL	NIL
167	Anil Amrutao Bandodkar	H NO.311/2, AMRUT APARTMENT, 4TH WARD, COLVA SALCETE, GOA. 403708	RESIDENTIAL/COMMERCIAL	50000	PRGO03221589	16-Mar-22	15-Mar-27	NIL	NIL
168	RAJESH TARKAR Proprietor Rajdeep Builders	708, 709, 710, 7TH FLOOR GERA IMPERIUM STAR NEAR CENTRAL LIBRARY PATTO, PANAJI, GOA. 403001	RESIDENTIAL	50000	PRGO03221585	16-Mar-22	17-Sep-26	NIL	NIL
169	A AND M REAL ESTATES	H NO. 679, CHANDRWADA, FATORDA, SALCETE, GOA. 403602	RESIDENTIAL	50000	PRGO03221594	16-Mar-22	12-Feb-25	NIL	NIL
170	ANAND INCORPORATION PRIVATE LIMITED	H. NO. 532, 0, BAUNTA WADO, ASSAGAO, MAPUSA BARDEZ, NORTH GOA, 403509	RESIDENTIAL	50000	PRGO03221582	17-Mar-22	31-Dec-24	NIL	NIL
171	Expanse Estates Pvt Ltd	606, DEMPO TRADE CENTRE, PATTO PLAZA, PANJIM, GOA. 403001	RESIDENTIAL	50000	PRGO03221551	17-Mar-22	29-Dec-23	NIL	NIL
172	SONALI NIKHIL PAI	GROUND FLOOR, SH-04, AMBA HILLS, AMBAJIM, FATORDA, GOA. 403602	RESIDENTIAL	50000	PRGO03221559	29-Mar-22	31-Dec-26	NIL	NIL
173	BEERA HOMES LLP	HOUSE NO-153/6, ZOR VADDO, ANJUNA BARDEZ, NORTH GOA, 403509	RESIDENTIAL	50000	PRGO03221577	29-Mar-22	31-Jan-25	NIL	NIL
174	KESHAVA KIYAAN REALTY LLP	UGF 001- BUILDING, PINTO VILLE, SOCORRO, BARDEZ, NORTH GOA. 403521	RESIDENTIAL/COMMERCIAL	50000	PRGO03221596	29-Mar-22	31-Mar-25	NIL	NIL

## 2.2. In Relation to Real Estate Agents.

- The Authority has registered 62 Real estate agents during the period. The details of all these agents are available in the website of the Authority – [www.rera.goa.gov.in](http://www.rera.goa.gov.in). The details of registered real estate agents are as following:

S. NO.	NAME OF THE REAL ESTATE AGENT	ADDRESS OF REAL ESTATE AGENT	FEE PAID	REGISTRATION NUMBER	DATE OF ISSUE OF REGISTRATION CERTIFICATE	DATE ON WHICH REGISTRATION CERTIFICATE EXPIRES	DATE AND PERIOD OF RENEWAL OF REGISTRATION CERTIFICATE	REMARK
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1	RAJESH KEWAT	M2, GOGOL HOUSING BOARD COLONY, GOGOL, MARGAO. 403601	10000	AGGO04210841	08-Apr-21	08-Apr-26	NIL	NIL
2	EXP GLOBAL INDIA PRIVATE LIMITED	201,301, SHANTA BUILDING, NEAR CACULO CIRCLE, BEHIND SBI ZONAL OFFICE, 18TH JUNE ROAD. SANTA INEZ, GOA. 403001	100000	AGGO04210840	09-Apr-21	09-Apr-26	NIL	NIL
3	RABIYA MUZAVER	VILLA KHATUN, HNO 32, MALA PORTAIS, NORTH GOA 403001	10000	AGGO04210844	27-Apr-21	27-Apr-26	NIL	NIL
4	SHAHNAWAZ SAYED	52/1, BEHIND STAR RESIDENCY, MUSLIMWADA, BICHOLIM, GOA. 403504	10000	AGGO04210848	27-Apr-21	27-Apr-26	NIL	NIL
5	BIPIN ZACHARIA	SHIVASTU APARTMENTS, H. NO. 264/71, PILERNE ALTO PORVORIM, BARDEZ, GOA- 403521	10000	AGGO06210852	01-Jun-21	01-Jun-26	NIL	NIL
6	NOEL GOODWIN	944 KRANTI NAGAR, HOUSING BOARD COLONY PORVORIM, GOA 403521	10000	AGGO06210860	14-Jun-21	14-Jun-26	NIL	NIL
7	RAUL	M/S. KUBER MANAGEMENT CO., OFFICE NO.401, FOURTH FLOOR, EDCON SOLITAIRE BUILDING, ANGOD MAPUSA, GOA 403507	10000	AGGO06210857	17-Jun-21	17-Jun-26	NIL	NIL
8	SHANICE SOUSA PEREIRA	201 MATHIAS PLAZA, 18TH JUNE ROAD, PANAJI, GOA. 403001	10000	AGGO07210843	01-Jul-21	01-Jul-26	NIL	NIL
9	SALES FRANCISCO FERNANDES	H. NO 476, VIRLOSA, PENHA DE FRANCE, NORTH, GOA. 403101	10000	AGGO07210824	01-Jul-21	01-Jul-26	NIL	NIL
10	ARAJA GURUNATH NAIK POWAR	F-2 FIRST FLR, BUDDASETH APTS, TONCA, ST INEZ, CARANZALEM, GOA. 403002	10000	AGGO07210772	01-Jul-21	01-Jul-26	NIL	NIL
11	ANANT VADKAR	H NO 295 SUCORRO VADDEM BARDEZ, GOA. 403501	10000	AGGO07210868	13-Jul-21	13-Jul-26	NIL	NIL
12	GEETA NAIK	H. NO. 718, MIRABAG, NEAR KRISHNA TEMPLE, SAVORDEM, TALUKA, SANGUEM, GOA. 403704	10000	AGGO07210871	28-Jul-21	28-Jul-26	NIL	NIL
13	SARBJEET SINGH	T-2, FRESCO RESIDENCY, CHIKLI, COLVALE, BARDEZ, GOA. 403517	10000	AGGO07210867	28-Jul-21	28-Jul-26	NIL	NIL
14	HASINA IBRAHIM BANDUKARA	H NO-727, BLOCK B, SAGAR APTS, LA CAMPALA, MIRAMAR, PANJIM, GOA 403001	10000	AGGO08210879	16-Aug-21	16-Aug-26	NIL	NIL

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15	GALACTIC VISION REAL ESTATE PRIVATE LIMITED	OFFICE NO.07, KAMAT COMMERCIAL CENTRE, F.L GOMES RD. NEAR MARKET, MARGAO. GOA. 403601	100000	AGGO08210880	16-Aug-21	16-Aug-26	NIL	NIL
16	PUNEET BHALLA	V-30 RAJOURI GARDEN, NEW DELHI. 110027	100000	AGGO08210883	24-Aug-21	24-Aug-26	NIL	NIL
17	PRAKASH MURTHI	NEAR BURYE PETROL PUMP, HONDA SATTARI, GOA. 403530	10000	AGGO09210884	06-Sep-21	06-Sep-26	NIL	NIL
18	SHAILANDER RAVLU VEREKAR	SHOP 37, GERA'S IMPERIUM PREMIO, KADAMABA PLATEAU, GOA. 403402	10000	AGGO09210890	23-Sep-21	23-Sep-26	NIL	NIL
19	MEHBOOB MULLA	H.NO.2/164-Q, NEAR GODHNESHWAR TEMPLE, ALTO DULER, MAPUSA, BARDEZ, GOA. 403507	10000	AGGO09210899	23-Sep-21	23-Sep-26	NIL	NIL
20	SHUBHAM	H. NO. 1132, MAZILWADO VODLEMBHAT, BENAULIM, SALCETE, GOA. 403716	10000	AGGO09210897	23-Sep-21	23-Sep-26	NIL	NIL
21	JEETENDRA JADHAV	H.NO. 692/C, COLMOROD MARGAO, GOA. 403601	10000	AGGO09210891	23-Sep-21	23-Sep-26	NIL	NIL
22	MUKUL AGHICHA	FLAT NO. C-401 MOHIDINS'S GRANDEUR, BEHIND VISHAL MEGA MART NEXT TO NSD ALTO DABOLIM, GOA. 403801	10000	AGGO10210893	08-Oct-21	08-Oct-26	NIL	NIL
23	SHIBHAV SHARMA	138/3, BAIRO ALTO, ASSAGAO, NORTH GOA. 403507	10000	AGGO10210895	08-Oct-21	08-Oct-26	NIL	NIL
24	NIKITA DHIR	K-303, CABO LANDSCAPE TOWN, CASTLEROCK, ODXEL, BUILDING 1, 702, KAMAT ROYALE, CARANZELEM, NORTH GOA.403206	10000	AGGO10210900	08-Oct-21	08-Oct-26	NIL	NIL
25	PRIYA PRAJAPAT	9 G-1, SHANTABAN HOUSING COMPLEX, MERCES TISWADI, GOA. 403005	10000	AGGO10210894	08-Oct-21	08-Oct-26	NIL	NIL
26	CLIFFORD JOHN FERNANDES	KHODPA VADDO, SAI BABA TEMPLE, CUNCHELM, MAPUSA, GOA. 403507.	10000	AGGO10210903	08-Oct-21	08-Oct-26	NIL	NIL
27	JANICE FERNANDES	H/25R/1, KHODPA VADDO, CUNCHELM, MAPUSA. GOA 403507	10000	AGGO10210904	08-Oct-21	08-Oct-26	NIL	NIL
28	DIVAKAR	108 NEAR GANESH TEMPLE, KHORLIM MAPUSA MUNI C/P COUNCIL, GOA. 403507	10000	AGGO10210905	08-Oct-21	08-Oct-26	NIL	NIL
29	VANDANA MORAJKAR	H. NO. 1224, SAVLI NIWAS, HOUSING BOARD COLONY, SANQUELIM, GOA. 403504	10000	AGGO10210892	19-Oct-21	19-Oct-26	NIL	NIL
30	DANIELLE LIANE JONES	HOUSE NO 5, CINNAMON VILLAS NO 5, REIS MARGOS NERUL, GOA. 403114	10000	AGGO10210902	26-Oct-21	26-Oct-26	NIL	NIL
31	GAYATRI PARSEKAR	7/2502/ GAONKARWADA, BICHOLIM, GOA. 403504	10000	AGGO10210901	26-Oct-21	26-Oct-26	NIL	NIL
32	STANLEY TELLES	229, DAGUALLE ALTO, MAINA CURTORIM, SALCETTE, GOA. 403709	10000	AGGO11210911	08-Nov-21	08-Nov-26	NIL	NIL
33	DEEPAJ AJIT KENI	G-2/5, ARCIO IRIS, NEAR UNIQUE CAR SHOP, BORDA, MARGAO, GOA. 403602	10000	AGGO11210909	08-Nov-21	08-Nov-26	NIL	NIL
34	NILESH VASANT THANEKAR	FLAT NO 4A, 404, GRAN CANARIA A BLDG, MATHIAS OCEAN PARK RESIDENCY, OPP NILO COLONY DONA PAULA, GOA. 403004	10000	AGGO11210914	09-Nov-21	09-Nov-26	NIL	NIL

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35	HOME BAZAAR SERVICES PVT LTD	2301, 2301, 2303 CYBER ONE PLOT NO. 04 & 06, SEC 30 (A), VASHI, NAVI MUMBAI. THANE, MAHARASHTRA. 400703	100000	AGGO11210915	15-Nov-21	15-Nov-26	NIL	NIL
36	KASIF SHAIKH	ANAND RESIDENCY, FLAT NO. E3/1, NEAR NCS SCHOOL, AIRPORT ROAD, CHICALIM VASCO-DA-GAMA, GOA. 403802	10000	AGGO11210917	15-Nov-21	15-Nov-26	NIL	NIL
37	ANDREJO GEORGE	BUNGALOW NO-1, WESTCOAST RESIDENCY, SOCORRO, ALTO, PORVORIM, BARDEZ, GOA. 403521	10000	AGGO11210916	16-Nov-21	16-Nov-26	NIL	NIL
38	ALYQUE PINTO	H.NO. 893, NAIKAVADDO, ALDONA, BARDEZ, GOA. 403508	10000	AGGO11210920	25-Nov-21	25-Nov-26	NIL	NIL
39	SHRIKRISHNA P HALDANKAR	OFFICE NO. T-20, ALFRAN PLAZA BUILDING, NEXT TO DON BOSCO SCHOOL, PANJIM GOA. 403001.	10000	AGGO11210921	30-Nov-21	30-Nov-26	NIL	NIL
40	HARSHA NAYAK	NO. 214, LAKE PLAZA, OPP. NEHRU STADIUM, FATORDA, MARGAO, GOA. 403602	10000	AGGO12210933	23-Dec-21	23-Dec-26	NIL	NIL
41	DATTARAJ NARAYAN KAMAT	RIDA CLASSIC, F-3, BUILDING NO 2 BEHIND BRITANIA HOUSE, PORVORIM, GOA.403521	10000	AGGO12210936	23-Dec-21	23-Dec-26	NIL	NIL
42	ARNA LUXURY LIVING PRIVATE LIMITED	HOUSE NO. 423/C, VITHALDAS WADA, MORJIM, PERNEM, GOA. 403512	100000	AGGO01220940	05-Jan-22	05-Jan-27	NIL	NIL
43	MEENU SUBHASH SABARWAL	FLAT 301, TOWER NO. 14, 3RD FLOOR, TATA RIO DE GOA, ZUARINAGAR, SANCOALE, GOA. 403726	10000	AGGO01220930	06-Jan-22	06-Jan-27	NIL	NIL
44	MAY LEONARDA CORREIA	BUILDMORE BUSINESS PARK, OFF.NO.11, 5TH FLOOR, KHORLIM XIM, MAPUSA, BARDEZ, GOA. 403507	10000	AGGO01220907	12-Jan-22	12-Jan-27	NIL	NIL
45	RAJESH	E 412, AGNI BUILDING, NEAR DON BOSCO HIGH SCHOOL, PANAJI. GOA. 403001	10000	AGGO01220906	12-Jan-22	12-Jan-27	NIL	NIL
46	MELISSA DIAS	MELISSA COMPLEX, NEAR BLESSED JOSEPH VAZ SANCTUARY, GONGOI, SANCOALE, GOA. 403710	10000	AGGO01220896	12-Jan-22	12-Jan-27	NIL	NIL
47	KSHITIJ	FLAT NO. 102, 1ST FLOOR, AYATHI, LANE 2, BEHIND CHICALIM COTTAGE HOSPITAL, ALTO CHICALIM, CHICALIM, GOA. 403711	10000	AGGO01220938	13-Jan-22	13-Jan-27	NIL	NIL
48	ALBINO JOHN MENDES	SHOP NO. 25, ST. ANTHONY'S COMMUNITY CENTRE, IGREZ VADDO, SIOLIM BARDEZ, GOA. 403517	10000	AGGO01220928	14-Jan-22	14-Jan-27	NIL	NIL
49	ZOLTAN PROPERTIES	H.NO. 6-9-89, 2ND FLOOR, ATTAPUR ROAD SHIVARAMPALLY, NEAR BEST PRICE, OPP PILLAR NO 270 PVNR EXPRESSWAY, TELANGANA. 500052	100000	AGGO01220942	14-Jan-22	14-Jan-27	NIL	NIL
50	SUDHIR BAJRAO CHORAT	MANDOVI MYSTIC COP HSG VODLEM BHAT TALIEGAO, GOA. 403002	10000	AGGO01220951	21-Jan-22	21-Jan-27	NIL	NIL
51	NIKHIL DESAI	SF 10, SECOND FLOOR, THE KAMAL APARTMENT CO OP HOUSING SOCIETY LTD, NEAR SAI BABA TEMPLE, FF2, VITORIN APARTMENT, NEAR DAMODAR TEMPLE, NEW VADDEM, VASCO, GOA. 403802	10000	AGGO01220948	28-Jan-22	28-Jan-27	NIL	NIL
52	SANJIV ANTONIO AGNELO GOMES	H NO 332, 4TH WARD, COLVA, SOUTH GOA. 403708	10000	AGGO02220955	04-Feb-22	04-Feb-27	NIL	NIL

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53	SANJAYKUMAR PATIL	SHOP NO. 10 SHRIJI COMPLEX NEXT TO HOTEL MANOSHANTI D.V. ROAD PANJIM TISWADI GOA.403001	10000	AGGO02220952	04-Feb-22	04-Feb-27	NIL	NIL
54	MUKESH SURVE	414, KAMAT HARMONY CHS LTD, TALEIGAO PANAJI, GOA. 403002	10000	AGGO02220953	04-Feb-22	04-Feb-27	NIL	NIL
55	MUJIB KHAN	H. NO. 178, RAWA BHAT, SIRVOI, QUEPEM, SOUTH GOA. 403705.	10000	AGGO02220960	09-Feb-22	09-Feb-27	NIL	NIL
56	ELVIS MENEZES	H NO-1483, MADEL, TIVIM, MAPUSA, BARDEZ, GOA. 403502	10000	AGGO02220961	15-Feb-22	15-Feb-27	NIL	NIL
57	HANUMAN GAWAS	H.NO 50/1, SANVORCEM, VALPOI GOA. 403506	10000	AGGO02220954	23-Feb-22	23-Feb-27	NIL	NIL
58	KASIM NADAF	H.NO. 732/6, PORTA VADDO, SIOLIM, BARDEZ, GOA 403517	10000	AGGO02220956	23-Feb-22	23-Feb-27	NIL	NIL
59	PUSHPA KOTNALA	EDCON TOWER, 2ND FLOOR, MUNICIPAL MARKET, 1SR FLOOR, NORTH GOA. 403001	10000	AGGO02220944	23-Feb-22	23-Feb-27	NIL	NIL
60	RISHI SUBHASH KAWATRA	FLAT NO 208, 2ND FLOOR, DEVASHRI GARDENS, BLOCK G, PORVORIM, BARDEZ. GOA. 403501	10000	AGGO02220962	23-Feb-22	23-Feb-27	NIL	NIL
61	KULDEEP DMELLO	6/51/1 & 2, SUN BEAM APTS, KHOBRA WADDO, CALANGUTE, BARDEZ, GOA. 403516	10000	AGGO03220964	14-Mar-22	14-Mar-27	NIL	NIL
62	VAIBHAV KAMAT	L5&L6, LAXMI PLAZA, 4TH FLOOR, NEAR GRACE CHURCH, MARGAO, GOA. 403601	10000	AGGO03220971	17-Mar-22	17-Mar-27	NIL	NIL

### 3. Number of cases filed before the Authority and the Adjudicating Officer for settlement of disputes and number of cases disposed.

I. Before the authority for settlement of disputes and number of cases disposed:

Sr. No.	No. of cases Pending in the last quarter with the Authority	No. of cases received during the quarter by the Authority	No. of cases disposed of by the Authority
<b>1</b>	<b>83</b>	<b>148</b>	<b>149</b>

II. Before the adjudicating officer for settlement of disputes and number of cases disposed:

Sr. No.	No. of cases Pending in the last quarter with the Adjudicating Officer	No. of cases received during the quarter by the Adjudicating Officer	No. of cases disposed of by the Adjudicating Officer
<b>1</b>	<b>05</b>	<b>46</b>	<b>02</b>

**4. Statement on the periodical survey conducted by the Authority to monitor the compliance of the provisions of the Act by the promoter's, allottee's and real estate agents.**

- No survey conducted by the Authority during the period.

**5. Statement on steps taken to mitigate any non-compliance of the provisions of the Act and the rules and regulations made there under by the promoters, allottees and real estate agents.**

- Goa RERA has established website and made provision for registration of real estate projects, agents and lodging complaints through online portal. The website is accessible to all stake holders to view the status of registration. Further, measures initiated to improve the web portal. Requirement of documents for registration of real estate projects streamlined. Quarterly progress format has been revamped.

**6. Statements on directions of the Authority and the penalty imposed for contraventions of the Act and the rules and regulations made there under and statement on interest and compensations ordered by the Adjudicating Officer.**

6.1 Complaint No.-105/2019 (Alex D'Souza v/s 1. Mohan Bagade, 2.Smt. Xaverina Costa E. Fernandes, 3.M/s Damodar Enterprises). The Authority received an online complaint against project "SEBS Heights" for refund of full payment with expense and interest. The Authority vide order dated 01/04/2021 decided that, Sec 18 of the RERA Act is not attracted in the instant case and therefore the Authority lacks jurisdiction to decide the said complaint, hence the said matter was dismissed.

6.2 Complaint No.-114/2020 (Jeronimo Gaspar Alvarres v/s Aditya Builders).The Authority received an online complaint against project “Aditya Residency” for refund. The Authority vide order dated 09/04/2021 decided that, the project was completed much before the commencement of the Act. Hence the complaint against this project will not be coming within the purview of RERA Act and Rules made therein.

6.3 Complaint No.-117/2020 (Melvin Socorro Emidio Palha, Arzilia Antonette Dsouza v/s Rahim Mehboob Virani, M/s Virani Ventures). The Authority received an online complaint against the project “The Palms Socorro” for cancellation of agreement with refund, interest and compensation. The Authority vide order dated 06/08/2021 directed the respondent to pay Rs.10,88,770/- (Rupees Ten Lakh Eighty eight thousand seven hundred and seventy) within 30 days, failing which, respondent would be liable to pay an interest at the rate of 10% per annum on the entire amount till the date of payment. The matter was referred to the Adjudication officer for compensation. As the order was not complied, it was referred to Revenue Authority for execution.

6.4 Complaint No.-59/2019 (Sunil Kumar Sukumaran v/s Ashoka Infraways Ltd). The Authority vide Roznama order dated 09/08/2021 decided that as the complainant through his Advocate has filed an application for withdrawal of the complaint due to settlement. The application is allowed. The complaint dismissed as withdrawn. The respondent also moved an application for de freezing of the account maintained by him in the SBI, No objection filed by complainant’s advocate. Application to defreeze the Bank account allowed.

6.5 Complaint No.-139/2020 (Sneha Sachin Kulkarni v/s Expat Projects and Development Private Limited). The Authority vide

Roznama order dated 16/08/2021 decided that as the complainant filed an application for withdrawal of the complaint, instant complaint dismissed as withdrawn.

6.6 Complaint No.-140/2020 (Anjali Dileep Satoskar v/s Expat Projects and Development Private Limited). The Authority vide Roznama order dated 16/08/2021 decided that as the complainant filed an application for withdrawal of the complaint, no objection given by respondent's advocate, complaint dismissed as withdrawn.

6.7 Complaint No.-120/2020(Christopher Parakh v/s M/s Ashoka Infraways Limited). The Authority vide Roznama order dated 26/08/2021 decided that as complainant moved application to allow him to withdraw the complaint as parties have settled the matter, the complaint dismissed as withdrawn.

6.8 Complaint No.-116/2020 (Utpal Chaudhury v/s M/s Expat Projects and Development Pvt. Ltd). The Authority received online complaint against the project "Expat Row House" for refund. The Authority vide order dated 31/08/2021 directed the respondent to refund the amount of Rs. 10,30,000/- (Rupees Ten Lakh Thirty Thousand) within 30 days, in case of default the respondent would be liable to pay interest at the rate of 8% per annum. As the order was not complied it was referred to Revenue Authority for execution. Subsequently, the refund with interest was paid by the respondent to the complainant, hence, the recovery proceedings were dropped.

6.9 Complaint No.-57/2019 (Sripad Ramnath Shetkar v/s Talak Homes and Estates).The Authority vide Roznama order dated 27/08/2021 decided that, as the complainant is only praying for compensation for mental and physical harassment and loss of income, and Advocate for complainant made an application praying to refer the matter to Adjudicating Officer to decide the complaint.

The advocate for respondent has no objection to it, the matter was referred to Adjudicating Officer.

6.10 Complaint No.-45/2018 (Tridib R. Dasgupta v/s Niche Developers Goa/ Divine Realtors and Developers /Niche Construction). The Authority received a complaint against “Sky Waters” to enforce registration and initiate action for violation of RERA act. The Authority vide order dated 17/09/2021 directed the respondent to deposit penalty of Rs. 5,00,000/- for non registration of said project, failing which, further legal action will be initiated against respondent as per RERA Rules. The said penalty was paid by the respondent. However, the respondent did not get the project registered within two months, hence vide order dated 25/11/2021 respondent was directed to pay Rs 1000 /- (Rupees one thousand only) from 18/11/2021 onwards (as time limit for registration of project expired on 17/11/2021) till the registration of the project which will not be later than 17/12/2021. The respondent directed to pay the amount and get the project registered by 17/12/2021. Subsequently, the amount was paid and the project was registered.

6.11 Complaint No- 3/RERA/Complaint(136)/2020 (Debaditya Barua v/s Mr Tushar Dessai, Tata Housing Development Company Ltd). The Authority received complaint against the project “Rio De Goa”, Sancoale, Goa. The Authority, vide order dated 29/09/2021 decided that as the issue has been resolved and complainant also made an application that he wants to withdraw. The complaint dismissed as withdrawn.

6.12 Complaint No.-138/2020 (Prasad Santosh Kamat v/s Virendra Vithal Kamat). The Authority received complaint against the project situated in Ponda, Goa. The Authority, vide order dated 30/09/2021 decided that as the dispute was amicably settled, and

complainant submitted a letter that they would like to withdraw the complaint, complaint dismissed as withdrawn.

6.13 Complaint No.-152/2020 (Arun Porob Mambro and Wides properties and Holdings v/s Gera Development Pvt Ltd.). The Authority received complaint under Section 7, against the project “Gera’s River of Joy”. The Authority, vide order dated 05/10/2021 passed order on the objections of the maintainability of the complaint and decided that the said complaint is dismissed as inadmissible in law/legally not maintainable before Authority.

6.14 Complaint No.-122/2020 (Vineet Sethi v/s Niche Developers Goa). The Authority received a complaint against project “Sky Waters” for non-registration. The Authority vide order dated 06/10/2021 decided that the subject matter of registration of this project has been already decided by Authority vide order dated 17/09/2021 in Complaint No.- 45/2018(Tridib R. Dasgupta v/s Niche Developers Goa/ Divine Realtors and Developers /Niche Construction) and penalty of Rs. 5,00,000/- (Rupees Five Lakhs) have already been imposed. Same issue cannot be decided by Authority again in respect to the same project. Accordingly, proceedings cannot continue further and proceedings dropped.

6.15 Complaint No.-108/2020 (Suraj Sangelkar v/s Madhav Talak). The Authority received a complaint against the project “Shivam” for delivery of possession of Flat and compensation. The Authority vide order dated 06/10/2021 decided it as proper to determine compensation for any defects first and then to hand over possession. The matter was referred to adjudicating officer for determining compensation. Further in Complaint No-4/RERA/Adj.Matters(9)/2021(Suraj Sangelkar v/s Madhav Talak).The Adjudication Officer vide order dated 17/03/2022 decided that, the matter shall be disposed of in terms of amicable

settlement arrived at mutually between the parties, no orders as to costs.

6.16 Complaint No.-95/2019 (Harita Methar v/s Universal Developers). The Authority received a complaint against the project “Misty Green”, Salvador Do Mund, Goa for monetary compensation and guarantee for construction. The Authority vide order dated 06/10/2021 decided that there is no violation and the alleged illegality of selling terrace to the third party after execution of sale deed with allottees falls within jurisdiction of civil court. Therefore, the complaint was dismissed.

6.17 Complaint No.-175/2021 (Provident Housing Limited v/s Lanka Sudershan Reddy). The Authority vide order dated 11/10/2021 decided that since the complainant’s advocate has filed an application for withdrawal on the ground that the matter is amicably settled. Application allowed, complaint dismissed as withdrawn.

6.18 Complaint No.-211/2021 (Provident Housing Limited v/s Shaku Arora). The Authority vide order dated 11/10/2021 has decided as the complainants advocate has filed an application for the withdrawal on the ground that the matter is amicably settled. Application allowed, complaint dismissed as withdrawn.

6.19 Complaint No.-130/2020 (Dipankar Mondal v/s Zuari Global Limited). The Authority vide order dated 13/10/2021 decided that, as the respondent submitted a letter stating that he has already made the required payment to complainant. Complainant also sent an email stating to drop the case as he has already received the agreed payment from builder. Proceedings dropped, case closed.

6.20 Complaint No.-54/2019 (Rajiv Sehgal v/s M/s Expat Projects and Development Pvt. Ltd.). The Authority received a complaint against the project “Expat Vida Uptown Goa Row house” seeking

refund, interest, compensation. The respondent filed a reply that the Complainant had initially made investment for projects located in Mumbai and subsequently there was a discussion between both parties to allot a villa in Goa. The Authority vide order dated 26/10/2021 decided that, the amount deposited by complainant in respect to the projects are situated in Mumbai and are beyond the jurisdiction of the Authority. Complainant has not been able to establish status in respect of the Villa and payment for the same. For the amount the complainant deposited with respondent he can take a recourse under the law for recovery of amount, compensation, etc. before the competent forum as those projects are situated beyond the jurisdiction of this Authority. Accordingly, complaint is rejected.

6.21 Complaint No.-123/2020 (Guddu S. Malha v/s Adam A. Jumma (Aman Builder & Developers.). The Authority received a complaint against the project “Aman’s Jatayu” seeking refund, interest and compensation. The Authority vide order dated 29/10/2021 directed the respondent to pay refund with interest which comes to Rs. 15,97,500/- (Rupees Fifteen Lakh Ninety Seven Thousand And Five Hundred) within 30 days, failing which, interest at the rate of 8% per annum. Matter was referred to Adjudicating Officer for determining compensation. As the order not complied it was referred to the Revenue Authority for execution.

6.22 Complaint No.-132/2020 (Conrad Ferdinand v/s Anup Vishram Prabhu Walavalkar.). The Authority received a complaint against the project “Tara Gardens Phase II”. The Authority vide order dated 05/11/2021 directed the respondent to refund the amount of Rs.5,40,000/- (Rupees Five Lakhs Forty Thousand Only). Also directed to pay a penalty of Rs. 20,000/- per month from December 2021 till delivery of possession. In default of the payment the

respondent liable to pay interest at the rate of 8% per annum. Similarly, respondent also directed to pay interest at the rate of 8% per annum for monthly amount of Rs. 20,000/- if he does not pay the same before 10th of every month. As the order not complied it was referred to the Revenue Authority for execution.

6.23 Complaint No.-48/2019 (Shri. Anirudh K. Agrawal v/s 1) M/s Ashvem Spa & Resorts Pvt. Ltd. 2) M/s Adwalpalkar Constructions & Resorts Pvt. Ltd.). The Authority vide order dated 09/11/2021 directed the respondent to pay interest at the rate of 8% per annum which comes to Rs. 24,60,000/- (Rupees Twenty Four Lakhs Fifty Thousand), failing which, he will be liable to pay interest w.e.f. 01/11/2021 till premises is completed and delivered to complainant. Also directed to pay monthly interest Rs.60,000/- commencing from November 2021 till premises completed and delivered to the complainant, in default of this monthly interest liable to pay interest at 8% per annum. As the order not complied, it was referred to the Revenue Authority for execution. Matter was referred to Adjudicating Officer for deciding compensation.

6.24 Complaint No.-207/2021 (Arshi Singh and others v/s Gautam Sabharwal). The Authority received a complaint against the project "Bella Casa", Siolim, Bardez, Goa. The Authority vide order dated 15/12/2021 directed the respondent to replace the present STP with good quality, standard and durable STP. The respondent directed to increase power load to 1.5 to 2 times so as to avoid tripping. Also directed to increase capacity of the generator so that staircase, lift, parking, gym, clubhouse, swimming pool, and cctv can be covered with backup system. Respondent to initiate and complete earthing work as per commitment given. The respondent was required to comply the directions within 30 days, else the matter would referred for adjudication. The respondent did not

comply with the order and the matter was referred for adjudication. The respondent filed a Writ petition 332(F) of 2022 before the Hon'ble High Court of Bombay at Goa, and the Hon'ble High Court by order dated 29.03.2022 quashed the above order dated 15.12.2021 and directed Authority to rehear the case.

6.25 Complaint No.-227/2021 (Ms. Pooja Naik (for M/s Prestige Constructions) v/s Mr. Vinay Bhasin for M/s Palaceio Property Developers Pvt. Ltd). A complaint was received against the project "Golden retreat Glenwood Garden (Regalo - Wing A)" for handing over the flats. The Respondent filed a Writ Petition in the High Court of Bombay at Goa for deciding the matter on merit. The Authority vide order dated 23/12/2021 decided that under the scheme of the Act, the complaint can be filed against any promoter, any allottee or real estate agent as per section(31) of the Real Estate (Regulation and Development) Act, 2016, provided dispute should be between promoter and allottee. In this case, as both parties are coming under the category of 'Promoter', any dispute between them does not come within the purview of the Act. Hence the complaint is not maintainable and the same was rejected.

6.26 Complaint No.-231/2021 (Ms. Pooja Naik (for M/s Prestige Constructions) v/s M/s Palaceio Property Developers Pvt. Ltd). A complaint was received for the project "Golden retreat Glenwood Garden (Regalo - Wing D)" for handing over the flats. The Respondent filed a Writ Petition in the High Court of Bombay at Goa for deciding the matter on merit. The Authority vide order dated 23/12/2021 decided that under the scheme of the Act, the complaint can be filed against any promoter, any allottee or real estate agent as per section(31) of the Real Estate (Regulation and Development) Act, 2016, provided that dispute should be between promoter and allottee. In this case, as both the parties are coming

under the category of 'Promoter', any dispute between them does not come within the purview of the Act. Hence the complaint is not maintainable and the same was rejected.

6.27 Complaint No.-230/2021 (Ms. Pooja Naik (for M/s Prestige Constructions) v/s M/s Palaceio Property Developers Pvt. Ltd.). A complaint was received for the project "Golden retreat Glenwood Garden (Regalo - Wing B)" for handing over the flats. The Respondent filed a Writ Petition in the High Court of Bombay at Goa for deciding the matter on merit. The Authority vide order dated 23/12/2021 decided that under the scheme of the Act, the complaint can be filed against any promoter, any allottee or real estate agent as per Section(31) of the Real Estate (Regulation and Development) Act, 2016. In this case, as both the parties are coming under the category of 'Promoter', any dispute between them does not come within the purview of the Act. Hence the complaint is not maintainable and the same was rejected.

6.28 Complaint No.-109/2020 (Francis Lemos and Josephina Lemos v/s A K Real Estate Developers). The Authority received a complaint against the project "Amethyst", Siolim, Goa seeking delivery of possession. The Authority vide order dated 13/01/2022 decided that as both the parties are willing to settle the issue amicably, the dispute seems to be resolved. The respondent directed to complete the project by 31/03/2022, and hand over the possession of the premises to the complainant within time limit.

6.29 Complaint No.-232/2021 (Ketan Govekar and Supriyanka Govekar v/s 1.Mukundraj Mudras 2.Boa Casa Builders). The Authority received a complaint against illegalities and irregularities against the project "Mudras Mansion", Tiswadi, Goa .The Authority vide order dated 17/01/2022 decided that since the completion certificate obtained before 23/03/2018 prior to the rules came into

force, and hence the project does not require registration and does not come within jurisdiction. Complaint is not maintainable, hence rejected

6.30 Complaint No.-249/2021(Shraddha Kirtikumar Jobanputra/ Sangita K Jobanputra v/s Realcon Residency LLP). The Authority received a complaint against project “Vianaar” by Realcon Residency L.L.P. The Authority vide order dated 24/01/2022 directed the respondent to refund the amount of Rs. 9,87,000/- to the complainant within 30 days failing which interest @ 9.3% per annum. The Respondent paid the said amount to the complainant. Received a confirmation email from the complainant.

6.31 Complaint No.-20/2018 (Shri. Kashinath Jairam Shetye & others v/s M/s Riviera Constructions Pvt. Ltd). The Authority received a complaint against the project “Riveria Gardenia”, Bardez, Goa. The complainant had filed a case against the respondent for violating provisions under section 3,4,5, 9 & 10 of the RERA Act and liable to pay penalty under 59,60,61 & 62. The Authority vide order dated 27/01/2022 decided that there is no merit in the allegation of violation under Section 3,4,5, 9 & 10 of the RERA Act.

6.32 Complaint No.-3/RERA/Provident housing Ltd./ Complainants V/s 77 Respondents (77 complaints filed by Provident Housing Ltd). The complainant had filed a total of 77 complaints against 77 respondents (allottees) wherein complainant (Provident Housing Ltd) prayed to this Authority to cancel registered agreement for sale executed between complainant and 77 respondents. The relief was sought by complainant on the ground that though respondents were responsible to make necessary payments towards sale consideration and in a manner within time as specified in their respective agreements for sale, however, respondents have neglected to make payments in accordance with payment plan.

Arguments were heard on the maintainability of the complainant. It was decided by the Authority vide order dated 07/02/2022 that, Authority has no power under RERA Act to terminate the said agreement as the Act gives power only to the promoter to do the same in case need arises. The complaints were dismissed as legally not maintainable.

6.33 Complaint No.-151/2020 (Ann Marie De Souza v/s Navkar Goa Enterprises). The Authority received a complaint against the project “Postcard Portico”, Guirim, Bardez, Goa. The Authority vide order dated 15/02/2022 directed the respondent to register the project within 60 days and pay penalty of Rs. 5,00,000/- (Rupees Five Lakhs Only) within 30 days. The Respondent also directed to pay the interest amount for delayed period with effect from 01/07/2015 till 31/01/2022 at the rate of 9.3% p.a. which comes to Rs. 10,07,602/- (Rupees Ten Lakhs Seven Thousand Six Hundred and Two only) within 30 days. Further, respondent is also directed to pay the monthly interest at the rate of 9.3% p.a. to Rs. 12,754/- (Rupees Twelve Thousand Seven Hundred and Fifty Four only) and the said interest will be payable with effect from 01/02/2022 till delivery of the possession of the premises to the complainant. The monthly interest amount comes and it should be paid between 1st to 10th of the subsequent month. In case of failure to pay the above interest within the prescribed period of 30 days, respondent will be liable to pay the interest on this amount at the rate of 9.3% p.a. from 01/02/2022 till the entire amount is paid. Similarly, respondent will also be liable to pay interest at the same rate in case of default of monthly interest described above. The matter was referred to Adjudication officer for determining compensation. As the respondent did not comply with the order, the matter was referred to the Revenue Authority for execution.

6.34 Complaint No.-269/2021 (Lavina E Gauri Sitaram palyekar v/s Sandeep Shirodkar). The Authority received a complaint against the project “Varadhraj Greens”, Vasco, Goa. The Authority vide roznama order dated 25/02/2022 decided that since the complainant is already in possession of the flat and is residing in it she has only claimed compensation. Hence the matter is referred to Adjudicating Officer for deciding compensation.

6.35 Complaint No.-3/RERA/Comb.prabhu.chambers/2019 (Mr. Kishor Uttam Bhaidkar & 35 other v/s Mr. Venkatesh Narayan Prabhu Moni (Prabhu Constructions). The Authority received 36 complaints against the project “Prabhu Chambers”, Mapusa, Goa seeking project takeover, interest on consideration amount, compensation, delivery of possession, rectifying deficiencies and other reliefs. All the complaints being similar in nature were clubbed together and heard together. The Authority vide order dated 17/03/2022 directed the respondent to obtain occupancy certificate and give possession of respective units to complainants with all essential facilities/supplies/connection as mentioned in the agreement for sale executed with each of the complainant within two months. Also respondent directed to pay interest of 9.3% per annum for every month of delay on the amount paid as mentioned in the respective agreement. Further, the respondent directed to pay penalty of Rs.30,00,000/- (Rupees Thirty Lakhs only) for violation of Section 63 and penalty of Rs.20,00,000/- (Rupees Twenty Lakhs only) for violation of Section 61 under the RERA Act. The matter was referred to Adjudication Officer for determining compensation. As the order was not complied with, the matter was referred to the Revenue Authority and also the Principal District Judge (North Goa) for execution.

6.36 Complaint No.-260/2021 (Vivek Datta v/s Eclectic Developers Pvt. Ltd.). The Authority received a complaint against the project “Palolem Hills” seeking delivery of possession, interest and compensation. The Authority vide order dated 24/03/2022 has decided that this project is exempted from the Goa RERA as completion certificate for (Block A, B, C, D) is received on 3rd May 2017, and for (Block F) on 30th June 2017 from the office of Dy. T.P, Town And Country Planning Department, Cancona, Goa.

6.37 Complaint No.-288/2021(Nesha Srivastava v/s Ashish Patil)The Authority vide order dated 29/03/2022 decided that since neither complainant nor his representative appeared even though the Authority informed that presence of complainant or his authorized representative is required to produce notarized documents on record. On 28/03/2022, the Authority received an email from complainant praying to transfer the case to Maha RERA and to refund his money. However, the prayers were rejected as not maintainable. As the complainant remained absent and from his email it is clear that he does not wish to proceed with the complaint, and hence dismissed for non prosecution.

6.38 Complaint No.-258/2021 (Priyadatta M Kavlekar v/s Vibhav Real Estates & 2 others). The Authority received a complaint seeking interest, compensation and delivery of possession. The Authority vide order dated 30/03/2022 decided that since both the parties were present and stated that the case was amicably settled, also filed an application signed by both parties. Complainant stated that he is withdrawing the case. Complaint dismissed as withdrawn.

6.39 Complaint No.-4/Adj.Matters(3)/2020 (Ashish Rodricks v/s M/s Prabhu Constructions). The Adjudication Officer vide order dated 02/03/2022 decided that, in the light of the consent terms

mutually arrived at by both the parties, the present proceedings stands disposed of with no orders as to costs.

6.40 Complaint No.-4/Adj.Matters(9)/2021(Suraj Sangelkar v/s Talak Homes & Estates). The Adjudication Officer vide order dated 17/03/2022 decided that, the matter shall be disposed of in terms of amicable settlement arrived at mutually between the parties, no orders as to costs.

6.41 Project No.-Ong.Proj.(66)/2018 (Karma Constructions through proprietor Giovanni Karl Vaz). The Authority vide order dated 09/12/2019 decided that, promoter Karma Constructions through proprietor Giovanni Karl Vaz had applied for registration of project "Karma Emerald" under RERA Act. However, the applicant applied for withdrawal of project registration and issue of exemption certificate. During the hearing, the applicant stated that he does not intend to proceed with registration of the project as he already received completion certificate on 20/02/2018 prior to 23rd March 2018. Request of the promoter was granted for.

6.42 Project No.- 468/2019 (Mrs. Deepa R. v/s M/s Rajiv Builders through its proprietor Shri. Rajiv Pillai for project Engineer's Club). The Authority vide order dated 08/09/2021 decided that on 29/05/2019 Authority issued Registration Certificate to Mr. Rajiv Pillai for the project "Engineer's Club". On 09/01/2020 the Authority received an application from Smt. Deepa R. ,requesting to change the name of the promoter on the ground that she had purchased the said land along with project vide sale deed dated 18/12/2019 from the owners. The Authority allowed the said application of Smt. Deepa R, however in Writ Petition 22 of 2021 filed by Mr. Rajiv Raghavan Pillai against Smt. Deepa R, the Hon'ble High Court directed the Authority to withdraw the substitution of Mr. Rajiv Raghavan Pillai with Smt. Deepa R, hear the parties and

decide the matter afresh. The matter was reheard and vide order dated 08/09/2021 it was decided that, the sale deed dated 18/12/2019 executed between the owners and Smt. Deepa R, shows that the owners hereby transfer sale the plot, but no ownership right is conferred on her with respect to the project being constructed thereon. By merely being the owner of the plot on which project is being constructed by a developer/promoter, the owner does not become the promoter in the eyes of law as per provisions of the RERA Act. Therefore, the application submitted by Smt. Deepa R, to substitute her name as the promoter and land owner is dismissed. Smt. Deepa R. has filed an appeal against this order, which is pending before the Maharashtra Real Estate Appellate Tribunal.

6.43 Project No.- 689/2020 (Felicity Miraton Garden Residency by Felicity Real Infra Pvt. Ltd.). The Authority vide order dated 21/10/2021 decided that, an application was received by the promoter for registration of the project under Section -3 of the RERA Act. The application was examined, and it was observed that a few documents/details were not available in the application. Enquiry was raised and the promoter was directed to comply to the same. However, it was observed that there was no response from the promoter. A show cause notice was issued twice to the promoter, and he was called for the hearing, but on both occasions the promoter remained absent. Since sufficient opportunity was given to the promoter to comply, however he failed, therefore the said application for registration was rejected.

6.44 Project No.- 114/2018 (Margao Trade Centre by M/s Green Valley Realtors).The Authority vide order dated 28/10/2021 decided that, an application was received by the promoter for registration of the project under Section -3 of the RERA Act. The

application was not accompanied with many requisite documents. Enquiry was raised and Show Cause Notice was issued which returned back with the remark “intimated” It has been observed that the basic document of “Valid Construction License” has not been submitted. Applicant was unable to submit the documents hence registration rejected.

6.45 Project No.–802/2021(Salvador Villas by M/s Charisma Homes LLP).The Authority vide order dated 28/12/2021 decided that, an application was received by the promoter for registration of the project under Section -3 of the RERA Act. The Completion certificate was received on 01/01/2019, occupancy certificate was received on 06/08/2019. Applicant has applied for registration of the project much after the commencement of the Act. On the day of the hearing, it was submitted by the applicant that no efforts were made to sell any villas nor any sale was affected. There were three villas in the project and all three were unsold. Also clarified that it is a self financed project and now he intends to sell it. As the applicant has not taken any steps for marketing/selling/booking the project does not require any action. Therefore registration is granted.

6.46 Project No.–158/2018 (The Calissa I by Amit Talwar). The Authority vide order dated 29/12/2021 decided that, the promoter had been accorded extension for six months under Section 6 of RERA Act on force majeure in order to facilitate completion of payment of Rs. 50,000/- towards applicable fee for extension of project. The promoter was asked to pay the fee within 7 days or reply within 10 days. However, the promoter has neither replied nor paid necessary fee. Therefore, the extension stands revoked for non payment of fees for extension of registration.

6.47 Project No.-775/2021 (Green Acres Goa by promoter V.K. Realtors through its authorized person Kunal Kuwadekar). The Authority vide order dated 31/12/2021 decided that, the promoter has submitted all the documents for registration, however, as per Charter Accountant Certificate, there were sold inventories in the project, it was clear that the promoter has violated the provision of the Act. A penalty of Rs.5,00,000/- (Rupees Five Lakh) was imposed on the promoter. The promoter paid the said penalty of Rs. 5,00,000 /- (Five Lakhs Only). Registration was granted for the said project.

6.48 Project No.- 815/2021 (Rio Royale by Sneha Volvoikar).The Authority vide order dated 15/02/2022 decided that, the promoter has submitted all the documents for registration, however, as per Charter Accountant Certificate, there were sold inventories in the project, it was clear that the promoter has violated the provision of Section 3 of the Act. A penalty of Rs.5,00,000/- (Rupees Five Lakh) was imposed on the promoter. The promoter paid the said penalty of Rs. 5,00,000 /- (Five Lakhs Only). Registration was granted for the said project.

6.49 Project No.-857/2022 (Atlantis by Raichandani Constructions Private Limited through its authorized person Anil Kumar Raichandani). The Authority vide order dated 15/02/2022 decided that, the promoter had applied for registration of project under section 3 of RERA Act. There are some deficiencies in the documents submitted. Notice was sent for hearing, on the day of hearing written reply was submitted along with all the requisite documents. It was observed from the documents submitted that no units have been sold and there is no violation of Sec 3(1) RERA Act. Accordingly registration was granted.

6.50 Project No.– 603/2020 (The Coast by Shri Saney Josef at Barreto).The Authority vide order dated 18/02/2022 decided that, an application was received for registration of project “The Coast” from the promoter Mr. Saney Josef at Baretto. Registration was granted for the said project. Now the promoter has requested to add another party M/s Green Earth Builders & Developers with two partners. At the time of scrutiny, it was observed that Section 15 is attracted and a consent of 2/3 allottees is required to do the necessary changes. At the time of hearing, it was clarified that no units have been sold and there are no allottees so far. Accordingly, it was decided that since no units have been sold, question of consent of 2/3rd allottees does not arise. Hence, there is no objection to grant the request of the promoter and add the other two partners.

6.51 Project No.–819/2021 (Casa Braga 1. M/s Navneet Developers 2. M/s Bennet & Bernard Custom Homes Pvt. Ltd.).The Authority vide order dated 22/02/2022 observed that, there is no complaint filed before Authority by the complainant under Section – 31 hence, proceedings are closed. However, the complainant is at liberty to file complaint under Section 31 of the RERA Act in case of any grievance.

6.52 Project No.–84/2018 (Zuari Global Limited). The Authority received an email dated 09-09-2021 pertaining to amalgamation of Zuari Global Limited (Transferee Company) and Gobind Sugar Mills Ltd (Transferor Company). The Authority, keeping in view the interest of the stakeholders submitted before the Hon’ble National Company Law Tribunal, Mumbai Branch for issuing appropriate directions to the Applicant company to inform all the stake holders of the project and obtain consent of two third allottees if any regarding the proposed amalgamation/ restructuring of the

company/board, and further to update the records in the webpage of the promoter maintained by the Goa Real Estate Regulatory Authority and fulfil all obligations committed by the Applicant company to stakeholders post amalgamation. With regards to this, an application dated 14/01/2022 was received from Zuari Global Limited seeking the Authority to withdraw the said letter and direction. It was decided by the Authority vide order dated 29/03/2022 that, the said application is not tenable as such prayer for withdrawal of decision of Authority amounts to reviewing its own decision. And the RERA Act has no provision to review or set aside its own decision.

6.53 Complaint No.– SouMotoComplaint/2021 (Soumoto Complaint against Gulshan Homez And Developers).The Authority had soumoto taken cognizance of a matter with regards to non registration of projects by Gulshan Homez And Developers. The promoter had advertised the project “The Palms” situated in village Dhavana, Bardez, Goa, on daily newspaper “The Navhind Times” dated 05/01/2021 and on their website “<http://ghdinfra.com>”. The said advertisement was regarding the Bhoomi pooja of the said project which was in contravention of the provisions of RERA Act. After hearing the Authority vide order dated 07/10/2021 imposed a penalty of Rs. 50,000/- under Section 59(1) for violating Section 3 of the RERA Act. Promoter directed to pay the penalty with 30days. The promoter did not comply to the orders, hence matter was sent for execution of order to the Revenue Authority. However, the promoter later paid the penalty and accordingly the recovery proceedings were dropped. Registration was granted for the said project.

**7. Investigations and inquiries ordered by the Authority or the Adjudicating Officer.**

- No investigation and inquiry ordered by the Authority or the Adjudicating Officer.

**8. Orders passed by the Authority and the Adjudicating Officer where no offence is made out and in case offence is proved category wise order passed with section.**

- The details are provided in the Section-6 of this report.

**9. Execution of the orders of the Authority and imposition of penalties.**

**(i) Monetary penalties details of recovery of penalty imposed details of penalty imposed but not recovered, total number of matters and total amount of monetary penalty levied.**

- The details are provided in the Section – 6 of this report.

**(ii) Matters referred to Court under Section – 59. Total number of matters referred to the Court during the year, total number of matters disposed of by the court during the year, total number of matters disposed of by the court at the end of the year.**

- No matter was referred to the Court.

**(iii) Matters referred to court for execution of order under section 40- total number of matters referred to the court during the year, total number of matters pending with the court at the end of the year.**

- The details are provided in the Section-6 of this report.

## 10. Execution of the orders of the Adjudicating Officer and imposition of interest and compensation.

### (i) Interest and compensation – details of interest and compensation imposed, details of interest and compensation imposed but not paid, total number of matters and total amount of interest and compensation imposed.

- The details are provided in the Section-6 of this report.

### (ii) Matters referred to court for execution of order under section 40 – total number of matter referred to the Court during the year, total number of matters disposed of by the court during the year, total number of matters pending with the court at the end of the year.

- The details are provided in the Section-6 of this report.

## 11. Appeals.

- No appeals filed against Goa RERA between 01-04-2021 to 31-03-2022.
- Writ petitions filed against Goa RERA between 01-04-2021 to 31-03-2022

Sr. No.	Case No	Name	Filed on	Disposed on
1	W.P.1810/2021 (F)	Mukundraj Mudras V/s State & others	26-08-2021	Disposed on 07/01/2022
2	W.P.2623/2021 (F)	Prestige Construction V/s State & others	13-12-2021	Disposed on 12/04/2022
3	W.P.2622/2021 (F)	Prestige Construction V/s State & others	13-12-2021	Disposed on 12/04/2022
4	W.P.2610/2021 (F)	Prestige Construction V/s State & others	13-12-2021	Disposed on 12/04/2022
5	W.P.332/2022 (F)	Gautam Sabharwal V/s State & others	16-02-2022	Disposed on 29/03/2022
6	W.P.381/2022 (F)	Jitesh Jivaji Kamat & othrs V/s State of Goa & others	23-02-2022	Disposed on 14/03/2022

**12. References received from the Government under Section 33.**

- The authority did not receive any reference from the Government under Section – 33 of the Act.

**13. Advocacy measures under sub-section (3) of Section – 33**

- No advocacy measures issued.

**14. Administration and Establishment Matters.**

**(i) Composition of the Authority.**

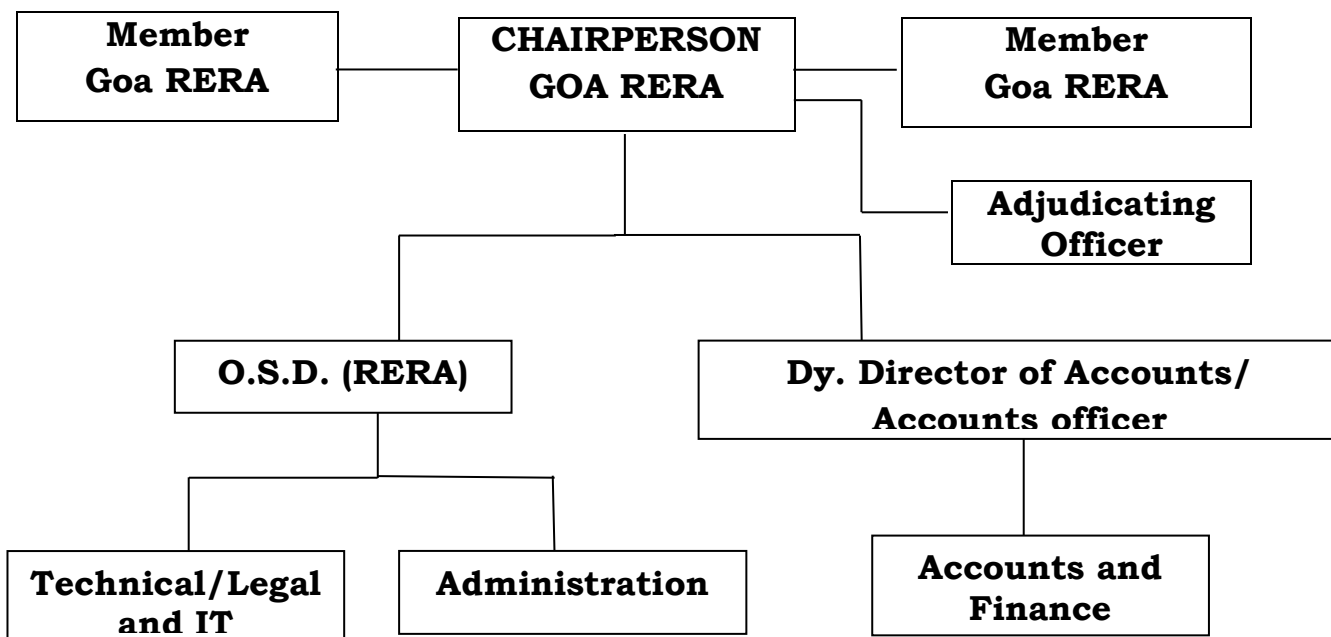
- The Authority is comprising of a Chairperson and Two Members.

**(ii) Details of Chairperson and Members appointed in the year and of the demitted office.**

- Shri. S. Kumaraswamy, IAS (Retired), Chairperson, Goa RERA (01.04.2021 to 31.03.2022)
- Shri. J.B. Singh, IAS (Retired), Member, Goa RERA (01.04.2021 to 31.03.2022)
- Smt. Vijaya D. Pol, District Judge (Retired), Member, Goa RERA (01.04.2021 to 31.03.2022)

**(iii) Details of Adjudicating Officer's appointed in the year and those who demitted office.**

- (a) • Two adjudicating officers appointed with effect from 25.03.2021 are as following:
- 1) Shri. Ashley Leonard Camillo Noronha, District Judge (Retired).
  - 2) Shri. Deoram Narayan Argade, District Judge (Retired).

(iv) **Organizational structure of Goa RERA.**(v) **Detailed statement containing information on personnel in the Authority.**

The details of the personnel working in the Authority are given below.

Sr. No.	Designation of post	No. of posts	
1	Officer on Special Duty	1	Additional charge
2	Deputy Director of Accounts	1	Additional charge
3	Deputy Town Planner	1	Additional charge from TCP
4	Draughts man	1	Additional charge from TCP
5	Head Clerk	1	Retired person on Contract basis
6	Technical Assistant	1	On contract from Goa Electronics Ltd.
7	Legal Assistant	1	On contract from Goa Recruitment and Employment Society
8	Jr. Stenographer	1	On contract from Goa Recruitment and Employment Society
7	Data Entry Operators	5	On contract from Goa Electronics Limited and Info Tech Corporation of Goa Ltd.
8	Peon	01	On contract from Goa Recruitment and Employment Society
9	Attendant	01	On Contract from GHRDC
	<b>Total</b>	<b>15</b>	

**15. Experts and Consultants Engaged.**

- No experts and consultants engaged by the Authority.

**16. Employee Welfare Measures.**

- The Authority has provided better working conditions to the staff and employees.

**17. Budget and Accounts**

**(i) Budget estimates and revised estimates under broad categories.**

**(ii) Receipts under Broad categories in the Real Estate Regulatory Fund established under sub section (1) of section 75;**

<b>Receipts under broad categories in the Real Estate Regulatory Fund established under sub section (1) of section 75</b>		
		Rs. (in lakhs)
(a)	All Government Grants received by the Authority	-
(b)	By Fees Charge and Fine	167.73
1	By Fees	167.73
2	By Charges	-
3	By Fines	-
4	By Others	-
(c)	The interest accrued on the amounts referred to in clauses (a) to (b)	20.92

**(iii) Actual Expenditure under broad category.**

- Actual Receipt and expenditure incurred by the Authority is incorporated in the Annual Statement of Accounts.

<b>Actual Expenditure under broad category</b>		
		Rs. (in lakhs)
1.	Pay and allowances	95.06
2.	Travelling Expenses	4.93
3.	Hire of Vehicle	32.91
4.	Seminar and Conferences	-
5.	Purchase of Assets	-
6.	Office Expenses	42.86
7.	Miscellaneous	6.99
	<b>Total</b>	<b>182.75</b>

**(iv) Audit**

- The Audit of the Annual Statement of Accounts for the financial year 2021-22 by the Comptroller and Accountant General (CAG) has been completed. The Statement of Accounts is incorporated in the Annual Report.

**18. International Co-operations**

- Goa RERA was not part of any International Engagements.

**19. Capacity Building**

- During the period, concerned staff members have given exposure to IT applications on registration of real estate projects, agents, complaints, legal issues, scrutiny of documents.

**20. Ongoing Programmes**

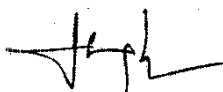
- Authority has mainly concentrated on registration of ongoing real estate projects, agents and complaint redressal, and further initiated measures to strengthen the IT application portal jointly with the Goa Electronics Limited for online registration of real estate projects, agents and complaints, etc.

## 21. Right to Information

- During the period, the authority has received 12 applications under the RTI Act, 2005. These applications decided within the prescribed time limit. Out of above one case of First appeal received and disposed of during the period.



**Vijaya D. Pol**  
**Retd. District Judge**  
**Member, Goa RERA**



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



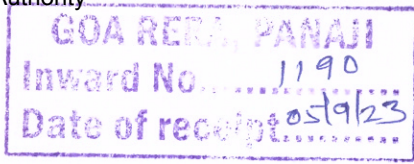
**S.Kumaraswamy**  
**IAS(Retd.)**  
**Chairperson, Goa RERA**

**Dated: 17<sup>th</sup> October, 2023**

**ANNUAL STATEMENT OF  
ACCOUNTS 2021-2022  
GOA REAL ESTATE REGULATORY  
AUTHORITY**

## **ANNUAL STATEMENT OF ACCOUNTS**

<b>CONTENTS</b>	<b>PAGE NO.</b>
<b>1. Audit Report on the account of Goa RERA for the year 2021-22</b>	<b>52-55</b>
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<b>3. Income and Expenditure Account .....</b>	<b>57</b>
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<b>5. Significant Accounting Policies and Notes to Accounts for the year 2021-22 .....</b>	<b>59-60</b>



No. AG/Goa/SAR/GRERA/2021-22/2023-24/346



कार्यालय महालेखाकार, गोवा,

ऑडिट भवन, ग्रीन वैली,

आलतो पोरवोरिम, गोवा - 403 521

Office of the Accountant General, Goa

“Audit Bhavan”, Green Valley,

Alto Porvorim, Goa – 403 521.

Tel (D):2415655 EPABX: 2416224/25 Fax: 2416228,

E-Mail: agaugoa@cag.gov.in

Date: 01/09/2023

To,

**The Chairman,**

The Goa Real Estate Regulatory Authority

Block No. 101, 1st Floor, ‘SPACES’ Building,

Plot No. 40, EDC, Patto Plaza,

Panaji - Goa.

विषय: वर्ष 2021-22 के लिए गोवा रियल एस्टेट रेगुलेटरी अथॉरिटी (GRERA), पणजी-गोवा के लेखों पर पृथक लेखापरीक्षा प्रतिवेदन।

महोदय,

वर्ष 2021-22 के लिए गोवा रियल एस्टेट नियामक प्राधिकरण (GRERA) के वार्षिक लेखाओं के प्रमाणित लेखा तथा पृथक लेखापरीक्षा प्रतिवेदन, प्रमाण पत्र के साथ अग्रेषित किए जा रहे हैं।

प्रमाणित वार्षिक लेखे 2021-22 तथा पृथक लेखापरीक्षा प्रतिवेदन गोवा सरकार को, विधायिका को प्रस्तुत करने हेतु जो की रियल एस्टेट नियामक प्राधिकरण अधिनियम २०१६ के धारा ७७ (४) के तहत विहित है, अग्रेषित किया जा रहे हैं।

पृथक लेखापरीक्षा प्रतिवेदन एवं लेखापरीक्षा लेखाओं को ध्यान में रखते हुए, जो संकल्प आपके वार्षिक आम बैठक में पारित होती है, की प्रति विधायिका के समक्ष प्रस्तुत करने के लिए सरकार को भेजने से पहले इस कार्यालय को अग्रेषित की जाए।

लेखापरीक्षा रिपोर्ट को राज्य विधान मंडल के समक्ष प्रस्तुत करने की तारीख यथाशीघ्र सूचित की जाये।

कृपया दस्तावेजों के प्राप्ति की पावती भेजे।

The Separate Audit Report on the audit of annual accounts of the Goa Real Estate Regulatory Authority (GRERA), Panaji – Goa, for the year 2021-22 (including the audit certificate) for the year is forwarded herewith.

The Audit Report and the certified annual accounts for the year 2021-22 may please be forwarded to the Government of Goa for submission to the Legislature as required under Section 77 (4) of the Real Estate Regulatory Authority Act 2016.

A copy of the resolution passed in your Annual General Meeting adopting the audited accounts and Audit Report may be forwarded to this office before those are sent to the Government for being laid before the Legislature. The date of presentation of the Audit Report in the Legislature may be intimated to this office.

Please acknowledge the receipt of the above document.

Yours faithfully,



**Principal Accountant General**

**SEPARATE AUDIT REPORT OF THE COMPTROLLER & AUDITOR GENERAL OF INDIA ON THE ACCOUNTS OF GOA REAL ESTATE REGULATORY AUTHORITY (GRERA), FOR THE YEAR ENDED 31 MARCH 2022.**

We have audited the attached Balance Sheet of Goa Real Estate Regulatory Authority, Panaji, Goa as at 31 March 2022 and the Income and Expenditure Account/Receipts and Payments Accounts for the year ended on that date under Section 19(2) of the Comptroller & Auditor General's (Duties, powers & Conditions of service) Act, 1971 read with Section 77(2) of the Real Estate (Regulation and Development) Act, 2016. Preparation of these financial statements are the responsibility of the Goa Real Estate Regulation Authority's Management. Our responsibility is to express an opinion on these financial statements based on our audit.

2. This Separate Audit Report contains the comments of the Comptroller and Auditor General of India (CAG) on the accounting treatment only with regard to classification, conformity with the best accounting practices, accounting standards and disclosure norms, etc. Audit observations on financial transactions with regard to compliance with the law, rules & regulations (propriety & regularity) and efficiency-cum-performance aspects *etc.*, if any, are reported through Inspection Reports/ CAG's Audit Reports separately.

3. We have conducted our audit in accordance with Auditing Standards generally accepted in India. These standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts and disclosure in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by Management, as well as evaluating the overall presentation of financial statements. We believe that our audit provides a reasonable basis for our opinion.

4. Based on our audit, we report that:
- i. We have obtained all the information and explanation, which to the best of our knowledge and belief were necessary for the purpose of our audit.
  - ii. The Balance Sheet and Income & Expenditure Account Receipt & Payment Account dealt with by this report have been drawn up in the format A as per Rule 3(1) of the Goa Real Estate (Regulation and Development) (Regulatory Authority Form of Annual Statement of Accounts and Annual Report) Rule, 2017.
  - iii. In our opinion proper books of accounts and other relevant records have been maintained by the Goa Real Estate Regulatory Authority in so far as it appears from our examination of such books.
  - iv. We further report that:

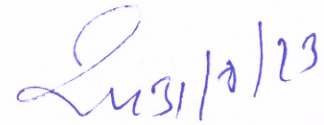
**BALANCE SHEET AS AT 31 MARCH 2022**

**Liabilities**

**Current Liabilities and Provision (Schedule- C): ₹ 24.35 lakh**

The above is understated by ₹ 1.48 lakh due to non-provision of the expenditure incurred for the year 2021-22. This has resulted in corresponding understatement of Expenditure with consequent overstatement of Net Surplus by ₹ 1.48 lakh.

- v. Subject to our observation in the preceding paragraph, we report that the Balance Sheet and Income and Expenditure Account & Receipts and Payments Account dealt with by this report are in agreement with the books of accounts.
- vi. In our opinion and to the best of our information and according to the explanations given to us, the said financial statements read together with the Accounting Policies and Notes on Accounts, and subject to the significant matters stated above, give a true and fair view in conformity with accounting principles generally accepted in India
  - a. In so far as it relates to the Balance Sheet, of the state of affairs of the Goa Real Estate Regulatory Authority as at 31 March 2022; and
  - b. In so far as it relates to the Income and Expenditure Accounts of the surplus for the year ended on that date.

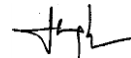



**Principal Accountant General**

<b>GOA REAL ESTATE REGULATORY AUTHORITY</b> <b>DEPARTMENT OF URBAN DEVELOPMENT</b> <b>GOVERNMENT OF GOA</b> <b>101,1st Floor, 'SPACES' Building, Plot No. 40, EDC patto Plaza , Panaji 403001 GOA</b> <b>FORM "A"</b> <b>ANNUAL STATEMENT OF ACCOUNTS</b> <b>[See sub-rule (1) of rule 3]</b> <b>RECEIPTS AND PAYMENTS ACCOUNT</b> <b>For the year ended 31.03.2022</b>							
(In Rupees)							
A/c Code	Receipts	Current Year as on 31.03.2022	Previous year as on 31.03.2021	A/c Code	Payments	Current Year as on 31.03.2022	Previous year as on 31.03.2021
1	2	3	4	5	6	7	8
1	<b>To Balance brought down:</b>	-	-	13	<b>By Chairperson Members:</b>		
1.1	To Bank	4,88,10,381.68	5,91,79,688.14	13.1	By Pay and Allowances	79,48,832.00	58,85,192.00
1.2	To Cash in hand	5,000.00	5,000.00	13.2	By Other benefits	-	-
2	<b>To Fees, Charges &amp; fine:</b>			13.3	<u>By Travelling Expenses</u>		
2.1	To Fees	1,67,72,531.72	1,10,23,361.00	13.3.1	<u>By Overseas</u>	-	-
2.2	To Charges			13.3.2	<u>By Domestic</u>	4,63,420.00	1,31,408.00
2.3	To Fines			14	<b>Officers:</b>		
2.4	To Other (penalty)	-	-	14.1	By Pay and Allowances		
3	<b>To Grants</b>			14.2	By Retirement Benefits		
3.1	To Accounts with Government- Grant			14.3	By Other benefits		
3.2	To Other (specify)			14.4	<u>By Travelling Expenses:</u>		
4	To Gifts			14.4.1	<u>By Overseas</u>		
5	To Seminars and Conferences			14.4.2	<u>By Domestic</u>		
6	To Sale of Publications			15	<b>By Staff:</b>		
7	<b>deposits</b>			15.1	By Pay and Allowances	7,52,415.00	8,29,631.00
7.1	To Income on Investments			15.2	By Retirement benefits		
7.2	To Income on Deposits	23,70,394.00	7,04,801.00	15.3	By Other Benefits	-	-
8	<b>To Loans:</b>			15.4	<u>By Travelling Expenses:</u>		
8.1	To Government			15.4.1	<u>By Overseas</u>		
8.2	To Other (specify)			15.4.2	<u>By Domestic</u>		
	Exempted registrations - fees to be re-imbursed	-	-	16	By Hire of Conveyance	30,29,823.00	26,61,570.00
	Expired Registration			17	By wages	2,25,585.00	-
9	To Sale of Assets	-	-	18	By Overtime		
10	To Sale on Investments	-	-	19	By Honorarium		
11	<b>To Recoveries from Pay bills</b>			20	By Other Office Expenses	38,19,299.00	37,92,270.60
	To Loans and Advances Principal			21	By Expenditure on Research		
11.1	Amount	-	-	22	By Consultation Expenses		
11.2	To Interest on Loans and Advances	-	-	23	By Seminars & Conference	15,015.00	-
11.3	To Miscellaneous	-	-	24	By Publication of Authority		
51	<b>To Other (specify)</b>			25	By Rent and Taxes	4,200.00	4,282.00
				26	By Interest on Loans		
				27	By Promotional Expenses		
				28	By Membership fee	1,18,000.00	1,18,014.16
				29	By Subscription		
					By Purchase of Fixed Assets (As per FA Annx.)	4,66,626.00	11,04,465.00
				30	Annx.)		
				31	<b>By Investments and Deposits:</b>		
				31.1	By Investments		
				31.2	By Deposits		
				32	By Security Deposits		
				33	<b>By Loans and Advances to:</b>		
				33.1	<u>By Employees:</u>		
				33.1.1	<u>By Bearing Interest</u>		
				33.1.2	<u>By not bearing Interest</u>		
				33.2	By Supplier/Contractors		
				33.3	By others (specify)		
				34	By Repayments of Loans		
				35	<b>By Others</b>		
				35.1	By Leave Salary and Pension		
				35.2	Contribution		
				35.3	By Audit Fees	27,800.00	
				35.4	By Misc-	1,327.50	1,60,262.70
					By Misc- Payment of fine/ penalty for the year to the consolidated fund of State Govt. for the Financial Year	9,76,924.00	74,10,373.00
				36	<b>By Balance Carried down:</b>		
				36.1	By Bank	5,01,04,040.90	4,88,10,381.68
				36.2	By Cash in hand	5,000.00	5,000.00
<b>Total</b>		<b>6,79,58,307.40</b>	<b>7,09,12,850.14</b>	<b>Total</b>		<b>6,79,58,307.40</b>	<b>7,09,12,850.14</b>

  
 Pushpa Rosario Barreto  
 Dy. Director of Accounts/  
 Accounts Officer (RERA)

  
 Vijaya D. Pol  
 District Judge & Addl Session Judge (Retd)  
 Member(RERA)

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

  
 S. Kumaraswamy IAS (Retd)  
 Chairperson (RERA)

## GOA REAL ESTATE REGULATORY AUTHORITY

## DEPARTMENT OF URBAN DEVELOPMENT

## GOVERNMENT OF GOA


101,1st Floor, 'SPACES' Building, Plot No. 40, EDC patto Plaza , Panaji 403001 GOA

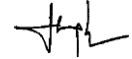
INCOME AND EXPENDITURE ACCOUNT  
For the Period 01.04.2021 to 31.03.2022


(In Rupees)

A/c code	Expenditure	Schedule	Current Year as on 31.03.2022	Previous year as on 31.03.2021	A/c code	Income	Schedule	Current Year as on 31.03.2022	Previous year as on 31.03.2021
1	2	3	4	5	1	2	3	4	5
13	<b>To Chairperson and members</b>				2	<b>Fine</b>			
13.1	To Pay & Allowance	G	86,46,204.00	58,85,192.00	2.1	By Fees	N	1,67,72,531.72	1,10,23,361.00
13.2	To Other Benefits				2.2	By Charges			
13.3	To Travelling expense				2.3	By Fines			
13.3.1	To Overseas				2.4	By Others (Penalties)	O	-	-
13.3.2	To Domestic	H	4,93,120.00	1,31,408.00	3	<b>By Grants</b>			
14	<b>To Officers</b>				3.1	Government- Grant	P	-	14,50,317.24
14.1	To Pay and allowances				3.2	By Others		-	-
14.2	To Retirement benefits				4	By Gifts		-	-
14.3	To Other benefits				5	By Seminars and Conferences		-	-
14.4	To Travelling expense				6	By Sale of Publications		-	-
14.4.1	To Overseas				7	<b>By Income on Investments and Deposits</b>			
14.4.2	To Domestic				7.1	By Income on Investments		-	-
15	<b>To Staff</b>				7.2	By Income on Deposits	Q	20,91,616.00	21,73,021.00
15.1	To Pay and Allowances	G	8,59,632.00	8,29,631.00	11.2	Advances			
15.2	To Retirement benefits				12	<b>By Miscellaneous Income</b>			
15.3	To other benefits				12.1	By excess of expenditure over income (Transferred to capital fund account)			-
15.4	To Travelling Expenses								
15.4.1	To Overseas								
15.4.2	To Domestic	H	-	-					
16	Conveyance	I	32,90,535.00	26,61,570.00					
17	To Wages		2,63,250.00	-					
18	To Overtime								
19	To Honorarium								
20	To Other Office Expenses	J	42,85,782.00	37,92,270.60					
21	To Expenditure on Research								
22	To Consultation Expenses		20,000.00	-					
23	To Seminars and Conference	K	15,015.00	-					
24	To Publication of Authority								
25	To Rent and Taxes	L	4,200.00	4,282.00					
26	To Interest on Loans								
27	To Promotional Expenses								
28	To Membership Fees		1,18,000.00	1,18,014.16					
29	To Subscription								
35	<b>To Others</b>								
35.1	To Leave Salary and Pension								
35.2	To Contribution								
35.3	To Audit Fees		1,02,800.00	-					
35.4	To Miscellaneous-	M	1,327.50	51,610.70					
37	To Depreciation	D	1,74,784.00	-					
48	To loss on sale of assets								
49	To Bad Debt written off								
50	Debts								
	To Excess income over expenditure (Transferred to Capital Account)		5,89,498.22	11,72,720.78					
	<b>TOTAL</b>		<b>1,88,64,147.72</b>	<b>1,46,46,699.24</b>		<b>TOTAL</b>		<b>1,88,64,147.72</b>	<b>1,46,46,699.24</b>

  
Pushpa Rosario Barreto  
Dy. Director of Accounts/  
Accounts Officer

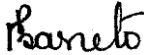
  
Vijaya D. Pol  
District Judge & Addl Session Judge( Retd)  
Member(RERA)

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

  
S. Kumaraswamy IAS (Retd)  
Chairperson (RERA)

**GOA REAL ESTATE REGULATORY AUTHORITY****DEPARTMENT OF URBAN DEVELOPMENT****GOVERNMENT OF GOA****101,1st Floor, 'SPACES' Building, Plot No. 40, EDC patto Plaza , Panaji 403001 GOA****BALANCE SHEET AS ON 31st MARCH 2022**

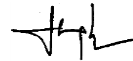
A/c code	Liabilities	Schedule	Current Year as on 31.03.2022	Previous year as on 31.03.2021	A/c code	Assets	Schedule	Current Year as on 31.03.2022	Previous year as on 31.03.2021
1	2	3	4	5	1	2	3	4	5
40.	<b>Funds</b>		-		43.	<b>Fixed assets</b>		-	-
40.1	Income over Expenditure/	A	4,91,55,283.90	4,85,65,785.68	43.1	Gross Block at cost	D	2,91,858.00	16.00
40.2	Other Funds (specify)	B	-		43.2	Net Block		-	
	Real Estate Regulatory fund		-		44.	Capital work-in-Progress		-	-
	Deferred Government Grant-Capital		-						
	Grant received during the year (Net of utilisation)		-						
41.	Reserves		-		31.	<b>Investments and Deposits</b>		-	-
8.	<b>Loan</b>		-		31.1	Investments		-	-
8.1	Government Grants		-		31.2	Deposits		-	-
8.2	Others		-		33.	Loan and Advances	E	1,10,120.00	1,10,120.00
42.	Current Liabilities and provision	C	24,35,057.00	17,17,832.00	3.1	Account with Government		-	-
					45.	Sundry Debtors		-	-
					36.	Cash and Bank Balances	F	5,11,88,362.90	5,01,73,481.68
					46.	Other Current Assets		-	-
	<b>Total</b>		<b>5,15,90,340.90</b>	<b>5,02,83,617.68</b>		<b>Total</b>		<b>5,15,90,340.90</b>	<b>5,02,83,617.68</b>
	Accounting Policies and Notes to accounts	T							



Pushpa Rosario Barreto  
Dy. Director of Accounts/  
Accounts Officer



Vijaya D. Pol  
District Judge & Addl Session Judge (Retd)  
Member(RERA)



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



S. Kumaraswamy IAS (Retd)  
Chairperson (RERA)

GOA REAL ESTATE REGULATORY AUTHORITY

SIGNIFICANT ACCOUNTING POLICIES AND NOTES TO  
ACCOUNTS FOR THE YEAR 2021-2022

(A) SIGNIFICANT ACCOUNTING POLICIES

(1) Basis for preparation of financial statements

- a. The financial statements are prepared in accordance with the Generally Accepted Accounting Principles (“GAAP”) in India and are adopted consistently by the authority except as mentioned specifically.
- b. The Authority recognizes significant items of income & expenditure on accrual based accounting system.
- c. The Authority follows Accrual system of accounting from the current Financial Year.

(2) Fixed Assets

- (a) Fixed Assets are stated at cost of acquisition inclusive of duties, taxes, incidental expenses and interest etc. up to the date the assets is put to use less accumulated depreciation and impairment loss, if any, thereon.
- (b) Depreciation is calculated as per Written down value Method and the rates are as per Income Tax Act 1961.
- (c) Depreciation is provided at full rates for assets, which are purchased/constructed before October 1 of an Accounting Year. Depreciation is provided at half the rates for assets, which are purchased/constructed on or after October 1 of an Accounting Year.

(3) Government Grants

- (a) Government Grants available to authority are utilized towards expenses and unspent amount of grants have been shown as Current Liability in the balance sheet which will be utilized as and when expenses are incurred.
- (b) Grants related to fixed assets which are subject to depreciation is recorded after deducting grant received from cost of the asset.

(c) Grants for acquisition of non depreciable assets are credited to capital reserves.

(d) Grants related to revenue, unless received for compensation for expenses/losses, are recognized as revenue over the period to which these are related on the principle of matching cost to revenue. Expenses incurred for purposes for which grants have been received are first treated as having been spent from the grant amount and not from the other incomes of the Authority.

(e) Grants in the form of non monetary assets are accounted for at the acquisition cost or at nominal value if received without any consideration.

**(4) Revenue Recognition**

a) The Authority's revenue consists of Fees and charges, Interest, Income from Investment and deposits, Sale of Publications, Revenue from Seminars and conference, Gifts and Grants and any other incomes arising incidentally

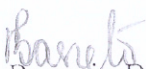
(5) The Authority does not have any contingent liabilities.

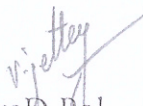
(6) Previous Year's Figures have been regrouped where necessary.

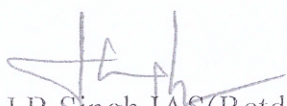
**(B) NOTES TO ACCOUNTS**

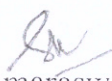
1) The revenue of Goa RERA is exempted from Income Tax for the Assessment for year upto 2023-2024 as per Notification of the Ministry of Finance, Department of Revenue, Government of India dt. 13.07.2020.

2) The amount shown under current liabilities consists of Rs. 7.41 lakhs fees on exempted projects to be refunded to the promoters.

  
(Pushpa Rosaria Barreto)  
Dy. Director of  
Accounts/Accounts  
Officer

  
Vijaya D. Pol  
Member (RERA)

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

  
S. Kumaraswamy,  
IAS (Retd.)  
Chairperson  
(RERA)

Dated:  20 April, 2023