

Annual Report 2017 - 2018
AND
Annual Statement of Accounts
2017 - 2018
Goa Real Estate Regulatory Authority
Government of Goa



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ANNUAL REPORT 2017-2018
AND
ANNUAL STATEMENT OF
ACCOUNTS 2017-2018
GOA REAL ESTATE REGULATORY
AUTHORITY

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CHAIRPERSON'S STATEMENT

It is my privilege to present the first Annual Report and The Annual Statement of Accounts of the Goa Real Estate Regulatory authority for the year 2017-2018. It has been prepared as per the requirements specified in the Sub-Rule (1) of Rule 4 under the Goa Real Estate (Regulation and Development) (Regulatory Authority Form of Annual Statement of Accounts and Annual Report) Rules, 2017.

Government of Goa has constituted the Regulatory Authority with effect from 25.05.2017. Secretary (Urban Development), Government of Goa has been appointed as Regulatory Authority under the Act. The full authority consisting of a Chairperson and two Members have been constituted with effect from 16.10.2019.

The 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 disposed of and steps taken by the Authority to ensure compliance of the Act, Rules and Regulations.

I would like to express my gratitude to the Government of State of Goa; then Regulatory Authority; Department of Urban Development; Goa RERA officials, Promoters; Agents; Consumers for their commitment and contribution for realization of Goa RERA.



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

1. Introduction

Government of India enacted the Real Estate (Regulation and Development) Act 2016, and all section of the Act came into force with effect from May 1st 2017. Under this Act, Government of Goa established the Goa Real Estate Regulatory Authority (Goa RERA), vide Notification dated 25.05.2017 for regulation and promotion of real-estate sector in the state.

1.1. Objectives

Goa RERA aims to provide a platform to all the real-estate stake holders in the state for harmonious development of the real estate sector, wherein, their interests are protected and trust and confidence is established.

1.2. Important Achievements:

Important Achievements of the Goa RERA during the period are as follows:

- 25.05.2017- The Secretary, Urban Development, Government of Goa has been appointed as the Regulatory Authority under the Act.
- 16.10.2017 } Goa Real Estate (Regulation and Development)
23.10.2017 } -Rules notified.
24.11.2017 }
- 15.01.2018 The website of the Goa Real Estate Regulatory Authority has been launched (www.rera.goa.gov.in). The website has made provisions for online application for registration of real estate projects, real estate agents and online complaint registration.
- Goa RERA has registered 43 real estate projects and 21 real estate agents before 31st March 2018.
- Goa RERA has received one complaint and it has been decided.

1.3. The Year in Review

a) Landmark decisions

The key focus areas for RERA implementation during the first year was to establish online portal for registration of projects, agents and complaints. The authority successfully launched the Goa RERA website having above portals on 15.01.2018. Efforts were made for registration of ongoing projects in the ambit of the act. The authority ensured to issue registration certificates within the stipulated 30 days of receipt of application.

b) Legislative Work

The then Regulatory Authority has consulted all stake holders in the real estate sector and successfully notified the Act and Rules for implementation and established the Goa RERA.

1.4. Capacity Building.

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

1.5. International Engagements.

Goa RERA has focused on driving the implementation of the Act, and hence 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, etc. in a transparent manner. Around 43 real estate projects and 21 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 43 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.

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	PROVIDENT HOUSING LIMITED	130/1, ULSOOR ROAD, BANGALORE URBAN, KARNATAKA.	RESIDENTIAL	56340	PRGO02180009	19 February 2018	1 September 2022	NIL	NIL
2	PROVIDENT HOUSING LIMITED	8 SHILPA REGENCY, ULSOOR ROAD, URBAN, KARNATAKA.	RESIDENTIAL	50000	PRGO02180031	19 February 2018	1 September 2022	NIL	NIL
3	NAIFER CONSTRUCTIONS	RIO HOUSE, FLAT NO - A2, MOROD, MAPUSA, GOA	RESIDENTIAL	50000	PRGO02180024	23 February 2018	22 August 2019	NIL	NIL
4	OLALIAN ESTATE PVT LTD	UNIT NO 201, GERA'S IMPERIUM I, PATTO, PANJIM, GOA	RESIDENTIAL	50000	PRGO02180035	23 February 2018	29 January 2021	NIL	NIL
5	TATA HOUSING DEVELOPMENT COMPANY LIMITED	TIMES TOWER, 12TH FLOOR, KAMALA MILLS COMPOUND, SENAPATI BAPAT MARG, LOWER PAREL (WEST), MUMBAI CITY, MAHARASHTRA	RESIDENTIAL	195250	PRGO03180040	1 March 2018	30 June 2020	NIL	NIL
6	AVEZ AZIM SHAIKH PROPRIETOR MOHIDIN PROPERTIES AND HOLDINGS	01 FIRST FLOOR, COMMERCE CENTRE, NEXT TO OLD BUS STAND, VASCO DA GAMA, GOA	RESIDENTIAL	50000	PRGO03180029	1 March 2018	31 December 2020	NIL	NIL
7	AVEZ AZIM SHAIKH PROPRIETOR OF MOHIDIN PROPERTIES AND HOLDINGS	01 1ST FLOOR COMMERCE CENTRE, NEXT TO OLD BUS STAND, VASCO DA GAMA GOA	RESIDENTIAL/ COMMERCIAL	50000	PRGO03180051	1 March 2018	31 December 2020	NIL	NIL
8	DEVASHRI NIRMAN LIMITED LIABILITY PARTNERSHIP	DEMPO HOUSE , CAMPAL, PANAJI, GOA	RESIDENTIAL	107230	PRGO03180019	16 March 2018	31 March 2019	NIL	NIL
9	ANANDRAU VERLECAR CHATIM	RIZIM PLAZA, 1ST FLOOR SHOP NO 114, MOROD, MAPUSA, GOA	RESIDENTIAL	50000	PRGO03180118	16 March 2018	20 February 2020	NIL	NIL
10	DEVASHRI NIRMAN LIMITED LIABILITY PARTNERSHIP	DEMPO HOUSE , CAMPAL, PANAJI, GOA	RESIDENTIAL	50000	PRGO03180188	21 March 2018	31 August 2018	NIL	NIL
11	DEVASHRI NIRMAN LIMITED LIABILITY PARTNERSHIP	DEMPO HOUSE , CAMPAL, PANAJI, GOA	RESIDENTIAL	122580	PRGO03180146	21 March 2018	31 December 2020	NIL	NIL
12	ALCON CONSTRUCTIONS GOA PRIVATE LIMITED	1ST FLOOR VELHO BUILDING, OPP. MUNICIPAL GARDEN, PANJIM	RESIDENTIAL	65950	PRGO03180148	21 March 2018	31 December 2019	NIL	NIL

Goa Real Estate Regulatory Authority

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
13	TANMAY ULHAS KHOLKAR	BLOCK A, 5TH FLOOR ADWALPALKAR SHELTER, OPP KAMAT CLASSIC PHASE IV CARANZALEM, GOA	RESIDENTIAL/COMMERCIAL	58500	PRGO03180085	21 March 2018	20 September 2020	NIL	NIL
14	ANTHONY CEDRIC DIAS	2ND FLOOR, PRIME CORNER, VASCO DA GAMA, GOA	RESIDENTIAL	50000	PRGO03180181	21 March 2018	31 December 2022	NIL	NIL
15	GOAN REAL ESTATE AND CONSTRUCTION PVT LTD	ALDEIA DE GOA, BAMBOLIM, ALDEIA DE GOA, BAMBOLIM	RESIDENTIAL	228900	PRGO03180177	22 March 2018	31 December 2021	NIL	NIL
16	GOAN REAL ESTATE AND CONSTRUCTION PVT LTD	ALDEIA DE GOA, PH-II, BAMBOLIM, NR GRAND HYYAT, NORTH GOA	RESIDENTIAL	89130	PRGO03180182	22 March 2018	31 December 2020	NIL	NIL
17	GERA DEVELOPMENTS PRIVATE LIMITED	200, GERA PLAZA, BOAT CLUB ROAD, PUNE, MAHARASHTRA	COMMERCIAL	80950	PRGO03180075	24 March 2018	31 October 2020	NIL	NIL
18	GERA DEVELOPMENTS PRIVATE LIMITED	200, GERA PLAZA, BOAT CLUB ROAD, PUNE, MAHARASHTRA	RESIDENTIAL	139830	PRGO03180092	24 March 2018	31 July 2021	NIL	NIL
19	GERA REALTY ESTATES	200, GERA PLAZA, BOAT CLUB ROAD, PUNE, MAHARASHTRA	RESIDENTIAL	229250	PRGO03180100	24 March 2018	28 February 2021	NIL	NIL
20	GERA REALTY ESTATES	200, GERA PLAZA, BOAT CLUB ROAD, PUNE, MAHARASHTRA	RESIDENTIAL	162030	PRGO03180094	24 March 2018	31 December 2021	NIL	NIL
21	NOLAN DE ATAIDE	A-1/S8, JAIRAM COMPLEX., RUA DE OUREM, NEUGI NAGAR, PANAJI.	RESIDENTIAL	50000	PRGO03180211	24 March 2018	31 May 2019	NIL	NIL
22	PROPERTY BUCKET PVT LTD	905, SUNDEW BUILDING, RAHEJA VIHAR, CHANDIVALLI, ANDHERI, MUMBAI SUBURBAN, MAHARASHTRA	RESIDENTIAL	50000	PRGO03180158	24 March 2018	30 May 2020	NIL	NIL
23	RISARA PROPERTIES	RISARA HOUSE, VASUDEV DEMPO MARG, TONCA, CARANZALEM	RESIDENTIAL/COMMERCIAL	50000	PRGO03180185	24 March 2018	31 December 2019	NIL	NIL
24	MRS MANSI MAHESH TALEKAR	H. NO. 820, FLAT NO. SF2, LAXMI NARAYAN KRUPA BLDG. GANESH NAGAR, CANDOLA, MARCELA - GOA	RESIDENTIAL	50000	PRGO03180043	24 March 2018	2 February 2020	NIL	NIL
25	KRISS REAL ESTATE LLP	SY. NO. 327/1 VADDY, SIOLIM, GOA	RESIDENTIAL	50000	PRGO03180170	24 March 2018	15 May 2018	NIL	NIL
26	COSME COSTA CONSTRUCTION PVT LTD	ALTINHO MAPUSA, BARDEZ, GOA	RESIDENTIAL	50000	PRGO03180121	24 March 2018	30 June 2018	NIL	NIL
27	SALDANHA DEVELOPERS PVT LTD	302, MATHIAS PLAZA, 18TH JUNE ROAD, PANAJI	RESIDENTIAL/COMMERCIAL	50000	PRGO03180058	24 March 2018	31 December 2021	NIL	NIL
28	VIRENDRA DESSAI	H. NO. M/7 CULWADO, CUNCOLIM, SALCETE, GOA,	RESIDENTIAL	50000	PRGO03180196	24 March 2018	25 January 2020	NIL	NIL
29	SALDANHA DEVELOPERS PVT LTD	302 MATHIAS PLAZA, 18TH JUNE ROAD, PANAJI	RESIDENTIAL	50000	PRGO03180239	24 March 2018	1 May 2022	NIL	NIL
30	ACRON HOUSING PVT LTD	712-A, EMBASSY CENTRE, 7TH FLOOR, JAMNALAL BAJAJ MARG, NARIMAN POINT, MUMBAI	RESIDENTIAL	110250	PRGO03180033	24 March 2018	31 March 2021	NIL	NIL
31	DEVASHRI NIRMAN LIMITED LIABILITY PARTNERSHIP	DEMPO HOUSE, CAMPAL, PANAJI, GOA	RESIDENTIAL	56280	PRGO03180245	24 March 2018	31 December 2020	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
32	GERA DEVELOPMENTS PRIVATE LIMITED	200, GERA PLAZA, BOAT CLUB ROAD, PUNE, MAHARASHTRA	COMMERCIAL	52130	PRGO03180126	24 March 2018	31 July 2020	NIL	NIL
33	VIANAAR HOMES PVT LTD	97-B, MANEKSHAW ROAD, ANUPAM GARDEN, SAINIK FARM, NEW DELHI,	RESIDENTIAL	50000	PRGO03180039	26 March 2018	30 November 2020	NIL	NIL
34	VIANAAR HOMES PRIVATE LIMITED	97-B, MANE KESHAW ROAD, ANUPAM GARDEN, SAINIK FARM, NEW DELHI	RESIDENTIAL	50000	PRGO03180044	26 March 2018	30 November 2020	NIL	NIL
35	VIANAAR HOMES PRIVATE LIMITED	97-B, MANEKSHAW ROAD ANUPAM GARDEN, SAINIK FARMS NEW DELHI	RESIDENTIAL	50000	PRGO03180214	26 March 2018	30 November 2020	NIL	NIL
36	VIANAAR HOMES PRIVATE LIMITED	97-B, MANEKSHAW ROAD ANUPAM GARDEN, SAINIK FARMS NEW DELHI	RESIDENTIAL	50000	PRGO03180218	26 March 2018	30 November 2020	NIL	NIL
37	VERSATILE LANDBASE PRIVATE LIMITED	307, APRA NORTH EX PLAZA., H-2 NETAJI SUBHASH PLACE, PITAMPURA, NORTH DELHI	PLOTTED DEVELOPMENT	187750	PRGO03180215	28 March 2018	1 March 2019	NIL	NIL
38	HARASIDDH CONSTRUCTIONS	TULSI VILLA, PODDAR ROAD, SANTACRUZ WEST, MUMBAI	RESIDENTIAL/COMMERCIAL	138500	PRGO03180216	28 March 2018	31 March 2020	NIL	NIL
39	DE HOMES CREATORS	AHILYA VISHNU BLDG; 2ND FLOOR NEW MARKET, MARGAO GOA,	RESIDENTIAL/COMMERCIAL	50000	PRGO03180205	28 March 2018	31 December 2018	NIL	NIL
40	ASHOKA INFRAWAYS LIMITED	ASHOKA HOUSE, ASHOKA MARG, ASHOKA NAGAR, WADALA, NASHIK, MAHARASHTRA	RESIDENTIAL	80130	PRGO03180248	28 March 2018	31 December 2019	NIL	NIL
41	SWAPNA DEVELOPERS	SWAPNA DEVELOPERS, S-11, 2ND FLOOR, OSIA MALL, SGPDA MARKET COMPLEX, MARGAO, GOA	RESIDENTIAL/COMMERCIAL	50000	PRGO03180112	28 March 2018	31 December 2018	NIL	NIL
42	PREETI INFRA TECH LLP	SURVEY NO. 175/32, SIOLIM VILLAGE TALUKA, BARDEZ, GOA	RESIDENTIAL	50000	PRGO03180152	29 March 2018	28 February 2023	NIL	NIL
43	CARLOS RODRIGUES	H.NO. 696 MARVEL, DONA-PAULA, TISWADI GOA	RESIDENTIAL	50000	PRGO03180298	31 March 2018	8 March 2022	NIL	NIL

2.2. In Relation to Real Estate Agents.

- The Authority has registered 21 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.

S. NO.	NAME OF THE REAL ESTATE AGENT	ADDRESS OF REAL ESTATE AGENT	REGISTRATION 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	SMC REAL ESTATE ADVISORS PRIVATE LIMITED	11/5B, , PUSA ROAD	100000	AGGO02180002	15 February 2018	15 February 2023	NIL	NIL
2	SANDEEP YADAV	F1,PALMCOURT BLDG,CHOWGULE GARDENS, F1,PALMCOURT BLDG,CHOWGULE GARDENS	10000	AGGO02180008	16 February 2018	16 February 2023	NIL	NIL
3	JOHN MILAGRES DESOUZA	BUILDMORE BUSINESS PARK, OFF NO 11, 5TH FLR, , KHORLIM XIM MAPUSA GOA	10000	AGGO02180010	16 February 2018	16 February 2023	NIL	NIL
4	KUMAR GAURAV	51/1 , SOLAR DOS REBELOS ANNEXE, POCVADDO, MSGR INACIO REBELO ROAD, BETALBATIM, SALCETE	10000	AGGO02180006	16 February 2018	16 February 2023	NIL	NIL
5	NOFRILLSDEAL REALTY SERVICES PVT LTD	B-1/6 2ND FLOOR SECTOR 18, NOIDA UTTAR PRADESH	100000	AGGO02180011	23 February 2018	23 February 2023	NIL	NIL
6	RAKESH RAJPUT	RAJPUT NIWAS, BUNGALOW NO. 2, ESSEN ARCADE, NEAR GOVERNMENT HIGH SCHOOL, MANGOR HILL, VASCO DA GAMA	10000	AGGO02180014	23 February 2018	23 February 2023	NIL	NIL
7	VALENTINE FERNANDES	2, LOUIS APARTMENTS, LOURDES COLONY, ORLEM, MALAD WEST	10000	AGGO03180017	9 March 2018	9 March 2023	NIL	NIL
8	RAMESH TIWARI	815/7, DAMODAR SMRUTI BUILDING, 1ST FLOOR, CHOGM ROAD, PORVORIM	10000	AGGO03180021	9 March 2018	9 March 2023	NIL	NIL
9	SANDESH R S KUNDAIKER	301 PRIME ROYAL, 3RD FLOOR ABOVE STATE BANK OF INDIA VASCO DA GAMA	10000	AGGO03180025	13 March 2018	13 March 2023	NIL	NIL
10	ROSHAN	147, 3RD FLOOR, EMERALD TOWERS, NEAR ANAND SWEETS, 60 FEET ROAD, 5TH BLOCK KORAMANGALA	10000	AGGO03180004	13 March 2018	13 March 2023	NIL	NIL
11	KASHMITA PROPERTIES PVT LTD	VIJAY RAJ, PLOT NO.288, 9TH ROAD, KHAR (WEST)	100000	AGGO03180024	13 March 2018	13 March 2023	NIL	NIL

S. NO.	NAME OF THE REAL ESTATE AGENT	ADDRESS OF REAL ESTATE AGENT	REGISTRATION 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)
12	INVESTADVISE ITHEMBA INDIA PRIVATE LIMITED	2ND FLOOR, GERA IMPERIUM, PATTO, PANAJI	100000	AGGO03180032	16 March 2018	16 March 2023	NIL	NIL
13	GOLDEN HOMEZ	1ST FLOOR ,F-3 ,BEACH PRINCESS BUILDING, MIRAMAR ,PANAJI	100000	AGGO03180038	21 March 2018	21 March 2023	NIL	NIL
14	SHUKLA JAIWANT KENY	H.NO. 1737,SANVORCOTTO,C UNCOLIM ,SALCETE,GOA, H.NO. 1737,SANVORCOTTO,C UNCOLIM ,SALCETE,GOA	10000	AGGO03180040	21 March 2018	21 March 2023	NIL	NIL
15	MAYUR	LYDIA GARDENS 2 S 2 , OPP PWD OFFICE ST.INEZ	10000	AGGO03180028	21 March 2018	21 March 2023	NIL	NIL
16	SATGURU R DHUME	SHOP NO A1-SUGF-07,VASSUDEV V.SHETYE RESIDENCY ,SANQUELIM GOA , SHOP NO A1-SUGF-07,VASSUDEV V.SHETYE RESIDENCY ,SANQUELIM GOA	10000	AGGO03180043	24 March 2018	24 March 2023	NIL	NIL
17	SHILPA JAIWANT KENY	H.NO.:1737,SANVORCOTTO,CUNCOLIM,SALCETE-GOA, H.NO.:1737,SANVORCOTTO,CUNCOLIM,SALCETE-GOA	10000	AGGO03180045	24 March 2018	24 March 2023	NIL	NIL
18	RAGHAVENDRA	4/C , 4 TH FLR, NEELKAMAL ARCADE , DR.AB ROAD , NEELKAMAL ARCADE , AB ROAD, PANAJI	10000	AGGO03180044	24 March 2018	24 March 2023	NIL	NIL
19	VIKASH DEORAH	BLDG NO B-12, FLAT NO G-2, NOVA CIDADE COMPLEX, BEHIND ORION HOTEL, PORVORIM	10000	AGGO03180046	24 March 2018	24 March 2023	NIL	NIL
20	NEERAJ SHARMA	G-11, 652/8, FREDRICK PALACE, KADAMBA DEPO. ROAD., ALTO-PORVORIM, BARDEZ	10000	AGGO03180052	28 March 2018	28 March 2023	NIL	NIL
21	RUPESH KESARKAR	F.F/05, 5TH FLOOR, B WING, NAVELKAR ARCADE, NR AB ROAD PANAJI, NAVELKAR TRADE CENTRE, PANAJI	10000	AGGO03180041	31 March 2018	31 March 2023	NIL	NIL

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

- One case was filed before the Authority during the period and there were no cases filed before the Adjudicating Officer.

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
1	01	NIL	01

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
1	NIL	NIL	NIL

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.

- As this is the first year of implementation the authority concentrated on establishing Goa RERA, and hence no survey conducted.

Sr. No.	Survey conducted during the quarter with details	Observation of Authority	Remedial steps taken
1	NIL	NIL	NIL

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.

- To make it easy for registration, 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.

Sr. No.	Subject	Steps Taken	Results Achieved
1	NIL	NIL	NIL

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.

- The Authority has decided a case pertaining to the promoter Shri. Mahesh Adwalpalkar to pay compensation of Rs. 2.5 lakhs with interest. The promoter has paid the amount.
- The Authority has imposed penalty against 12 Real estate projects and realised penalty to the extent of Rs. 6 lakhs during the reporting period as per orders issued by the Authority vide dated 23/02/2018 under Section 59(1) of Real Estate (Regulation and Development) Act, 2016 read with Section (3) of Goa Real Estate (Regulation and Development), Rules, 2017.

Sr. No.	Name of the Promoter	Details of the Directions issued by the Authority/adjudicating officer	Penalty/Interest/compensation imposed	Whether Paid
1	Mahesh Adwalpalkar	Respondent has to pay interest to the complainant.	Rs. 2.5 lakhs plus Interest	Yes

Penalty Imposed

SR. NO.	PROJECT NAME	PENALTY	DATE OF PAYMENT
1.	Saad Samruddhi	Rs. 50,000	25/03/2018
2.	Primavera	Rs. 50,000	26/03/2018
3.	Sharayu Aura	Rs. 50,000	27/03/2018
4.	West End Raikar Residency	Rs. 50,000	27/03/2018
5.	Sumit Bells, Plot C	Rs. 50,000	28/03/2018
6.	Proposed Residential cum Commercial Complex in Survey No.92/13 and 88/1,3,4,5	Rs. 50,000	28/03/2018
7.	Sumit Province II	Rs. 50,000	29/03/2018
8.	Valley Side Homes	Rs. 50,000	30/03/2018
9.	Vineth Woods Thivim Phase 3	Rs. 50,000	31/03/2018
10.	SD D'Souza Heritage	Rs. 50,000	31/03/2018
11.	Casa De Patio	Rs. 50,000	31/03/2018
12.	Mapxencar Green View	Rs. 50,000	31/03/2018
	TOTAL	Rs. 6,00,000	

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.

- No such orders passed by the Authority during the period.

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.**

- No matter was referred to the court.

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

(i) **Interest and compensations – 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 compensations imposed.**

- None

(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.**

- No matter was referred to the Court.

11. Appeals.

- No appeal filed against the orders of the Authority or the Adjudicating Officer in the year ending 31st March 2018.

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 were undertaken in the first year.

14. Administration and Establishment Matters.

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

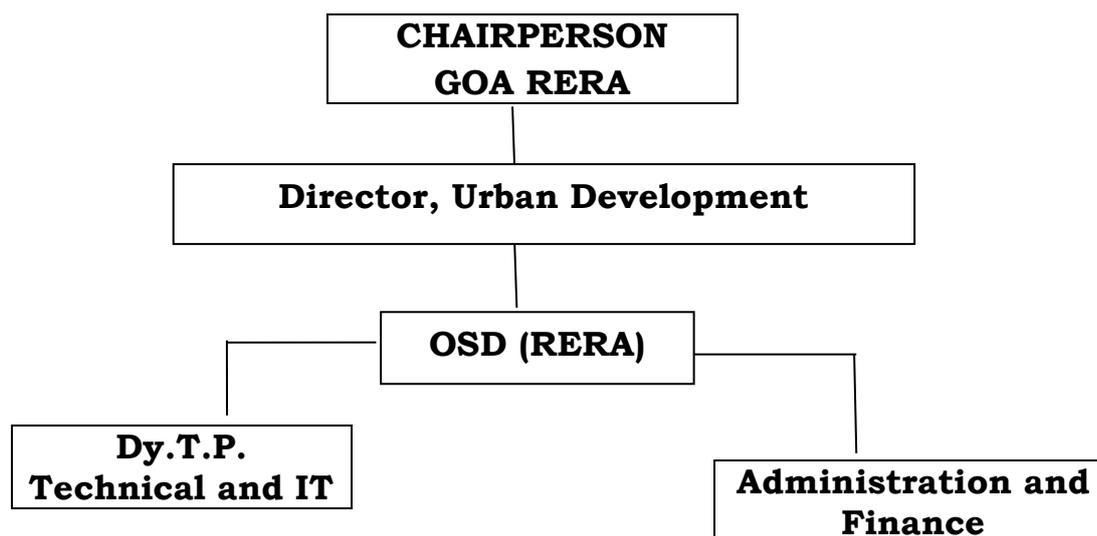
- During the reporting period, Goa RERA consisted of Secretary, Urban Development, Government of Goa as The Regulatory Authority.

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

- Shri. Sudhir Mahajan, I.A.S. Secretary, Urban Development, Government of Goa (01.05.2017 to 31.03.2018)

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

- No adjudicating officer appointed during the period.

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

During the period, Secretary, Urban Development Department, Government of Goa has appointed as Regulatory Authority. The Authority was supported by The Director, Urban Development, Government of Goa, other staff and employees drawn from other departments under Government of Goa. The details are given below.

Sr. No.	Designation of post	No.of posts	
1	Director, Urban Development	1	Additional Charge.
2	Officer on Special Duty RERA	1	Additional Charge
3	Deputy Director of Accounts	1	On additional charge
4	Deputy Town Planner	1	On work arrangement from TCP
5	Draughts man	1	On work arrangement from TCP.
6	Head Clerk	1	On contract
7	Technical Assistant	1	On contract from Goa Electronics Ltd.
8	Lower Division clerk	1	On work arrangement from GSUDA
9	Data Entry Operators	3	On contract from Goa Electronics Ltd.
	Total	11	

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.**

During the period the Authority has not prepared Budget except receipt of Grant-in Aid from the Government. The Authority has not incurred any significant expenditure during the period.

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

Receipts under broad categories in the Real Estate Regulatory Fund established under sub section (1) of section 75		
		Amt. (Rs.) (Lakhs)
(a)	All Government Grants received by the Authority	50.00
(b)	By Fees Charge and Fine	200.44
1	By Fees	194.44
2	By Charges	-
3	By Fines	6.00
4	By Others	-
(c)	The interest accrued on the amounts referred to in clauses (a) to (b)	1.02

(iii) Actual expenditure under broad category.

- Expenditure incurred by the Authority is incorporated in the Annual statement of Accounts. Grant of Rs. 50 Lakhs was sanctioned on 31/11/2017 to the Goa RERA by Government, out of which, an amount of Rs. 1,246/- is utilized.

(iv) Audit:- The Comptroller and Accountant General (CAG) has audited the Annual Statement of Accounts of the Authority for the year 2017-18. The Annual Statement of Accounts for the year 2017-18 is presented along with the Annual Report.

18. International Co-operations.

- Goa RERA was engaged with driving the implementation of the Act, hence 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, etc.

20. Ongoing Programmes.

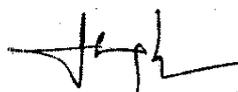
- Authority has mainly concentrated on registration of ongoing real estate projects, agents and complaint redressal, and further initiated measures to put in place an IT application portal jointly with the Goa Electronics Limited for online registration of real estate projects, agents and complaints,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

21. Right to Information

- During the period, the Authority has not received any queries under the RTI Act, 2005.



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



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



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

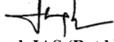
**ANNUAL STATEMENT OF
ACCOUNTS 2017-2018
GOA REAL ESTATE REGULATORY
AUTHORITY**

ANNUAL STATEMENT OF ACCOUNTS

CONTENTS	PAGE NO.
1. Receipts and Payments Accounts	22
2. Income and Expenditure Account	23
3. Balance Sheet	24
4. Audit Report on the account of Goa RERA for the year 2017-18	25-28

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 FORM "A" ANNUAL STATEMENT OF ACCOUNTS [See sub-rule (1) of rule 3] RECEIPTS AND PAYMENTS ACCOUNT For the year ended 31.03.2018 (In Rupees)							
A/c Code	Receipts	Current Year as on 31.03.2018	Previous year as on 31.03.2017	A/c Code	Payments	Current year as on 31.03.2018	Previous year as on 31.03.2017
1	2	3	4	5	6	7	8
1	To Balance brought down:	-	-	13	By Chairperson Members:	-	-
1.1	To Bank	-	-	13.1	By Pay and Allowances	-	-
1.2	To cash in hand	-	-	13.2	By Other benefits	-	-
2	To Fees, Charges & fine:	-	-	13.3	<u>By Travelling Expenses</u>	-	-
2.1	To Fees	19,443,619.00	-	13.3.1	<u>By Overseas</u>	-	-
2.2	To Charges	-	-	13.3.2	<u>By Domestic</u>	-	-
2.3	To Fines	600,000.00	-	14	Officers:	-	-
2.4	To Other (specify)	-	-	14.1	By Pay and Allowances	-	-
3	To Grants	-	-	14.2	By Retirement Benefits	-	-
3.1	To Accounts with Government- Grant	5,000,000.00	-	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 Conferences</u>	-	-
6	To Sale of Publications	-	-	15	By Staff:	-	-
7	To Income on Investments & deposits	-	-	15.1	By Pay and Allowances	-	-
7.1	To Income on Investments	-	-	15.2	By Retirement benefits	-	-
7.2	To Income on Deposits- Interest on SB	102,283.00	-	15.3	By Other Benefits	-	-
8	To Loans:	-	-	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	849,560.00	-	16	By Hire of Conveyance	-	-
9	To Sale of Assets	-	-	17	By wages	-	-
10	To Sale on Investments	-	-	18	By Overtime	-	-
11	To Recoveries from Pay bills	-	-	19	By Honorarium	-	-
11.1	To Loans and Advances Principal Amount	-	-	20	By Other Office Expense	1,246.00	-
11.2	To Interest on Loans and Advances	-	-	21	By Expenditure on Research	-	-
11.3	To Miscellaneous	-	-	22	By Consultation Expenses	-	-
51	To Other (specify)	-	-	23	By Seminars and conferences	-	-
				24	By Publications of Authority	-	-
				25	By Rent and Taxes	-	-
				26	By Interest on Loans	-	-
				27	By Promotional Expenses	-	-
				28	By Membership fee	-	-
				29	By Subscription	-	-
				30	By Purchase of Fixed Assets (specify)	-	-
				31	By Investments and Deposits:	-	-
				31.1	By Investments	-	-
				31.2	By Deposits	-	-
				32	By Security Deposits	-	-
				33	By Loans and Advances to:	-	-
				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	By Others	-	-
				35.1	By Leave Salary and Pension	-	-
				35.2	Contribution	-	-
				35.3	By Audit Fees	-	-
				35.4	By Misc:	-	-
				36	By Balance Carried down:	-	-
				36.1	By Bank	25,989,216.00	-
				36.2	By Cash in hand	5,000.00	-
	Total	25,995,462.00	-		Total	25,995,462.00	-


 Pushpa Rosario Barreto
 Dy. Director of Accounts/Accounts Officer


 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 24.05.2017 to 31.03.2018									
(In Rupees)									
A/c code	Expenditure	Schedule	Current year as on 31.03.2018	Previous year as on 31.03.2017	A/c code	Income	Schedule	Current year as on 31.03.2018	Previous year as on 31.03.2017
1	2	3	4	5	1	2	3	4	5
13	To Chairperson and members				2	By Fees, Charges and Fine	A		
13.1	To Pay and allowances		-	-	2.1	By Fees		19,443,619.00	-
13.2	To Other benefits	C	-	-	2.2	By Charges		-	-
13.3	<u>To Travelling expense</u>		-	-	2.3	By Fines		600,000.00	-
13.3.1	To Overseas		-	-	2.4	By Others (specify)		-	-
13.3.2	To Domestic		-	-	3	By Grants	B		
14	To Officers				3.1	By Accounts with Government- Grant		1,246.00	-
14.1	To Pay and allowances		-	-	3.2	By Others (specify)		-	-
14.2	To Retirement benefits	D	-	-	4	By Gifts		-	-
14.3	To other benefits	C	-	-	5	By Seminars and Conferences		-	-
14.4	<u>To Travelling expense</u>		-	-	6	By Sale of Publications		-	-
14.4.1	To Overseas		-	-	7	By Income on Investments and Deposits			
14.4.2	To Domestic		-	-	7.1	By Income on Investments		-	-
15	To Staff				7.2	By Income on Deposits- Interest on SB		102,283.00	-
15.1	To Pay and Allowances		-	-	11.2	By Interest on Loan and Advances		-	-
15.2	To Retirement benefits	D	-	-	12	By Miscellaneous Income			
15.3	To other benefits	C	-	-	12.1	By excess of expenditure over income (Transferred to capital fund account)		-	-
15.4	<u>To Travelling Expenses</u>		-	-					
15.4.1	To Overseas		-	-					
15.4.2	To Domestic		-	-					
16	To Hire of Conveyance		-	-					
17	To Wages		-	-					
18	To Overtime		-	-					
19	To Honorarium		-	-					
20	To other office expenses- Telephone	E	1,246.00	-					
21	To Expenditure on Research		-	-					
22	To Consultation expenses		-	-					
23	To Seminars and Conference		-	-					
24	To Publication of Authority		-	-					
25	To Rent and Taxes		-	-					
26	To Interest on Loans		-	-					
27	To Promotional Expenses		-	-					
28	To Membership fee	F	-	-					
29	To Subscription	G	-	-					
35	To Others								
35.1	To Leave Salary and Pension		-	-					
35.2	To Contribution		-	-					
35.3	To Audit Fees		-	-					
35.4	To Misc.		-	-					
37	To Depreciation	H	-	-					
48	To Loss on sale of assets		-	-					
49	To Bad Debts Written off		-	-					
50	To Provision for Bad and Doubtful debts		-	-					
	To Excess income over expenditure (Transferred to Capital Account)		20,145,902.00	-					
	TOTAL		20,147,148.00	-		TOTAL		20,147,148.00	-

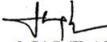

Pushpa Rosario Barreto
Dy. Director of Accounts/ Accounts Officer


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 2018									
A/c code	Liabilities	Schedule	Current year as on 31.03.2018	Previous year as on 31.03.2017	A/c code	Assests	Schedule	Current year as on 31.03.2018	Previous year as on 31.03.2017
1	2	3	4	5	1	2	3	4	5
40.	Funds	I	-	-	43.	Fixed assets	H	-	-
40.1	Capital Fund Add Excess of Income over Expenditure/ /less excess of Expenditure over Income		20,145,902.00	-	43.1	Gross Block at cost Less Cummlative Depreciation		-	-
40.2	Other Funds Real Estate Regulatory fund Grant received during the year (Net of utilisation)		4,998,754.00	-	43.2	Net Block		-	-
41.	Reserves	J	-	-	44.	Capital work-in-Progress	M	-	-
8.	Loan	K	-	-	31.	Investments and Deposits	N	-	-
8.1	Government		-	-	31.1	Investments		-	-
8.2	Others		-	-	31.2	Deposits		-	-
42.	Current Liabilities and provision	L	849,560.00	-	33.	Loan and Advances	O	-	-
					3.1	Account with Government	S	-	-
					45.	Sundry Debtors	P	-	-
					36.	Cash and Bank Balances	Q	25,994,216.00	-
					46.	Other Current Assets	R	-	-
	Total		25,994,216.00	-		Total		25,994,216.00	-


Pushpa Rosario Barreto
Dy. Director of Accounts/ Accounts Officer


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


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



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

No. AG/Goa/SAR/GRERA/AR 2017-18/2021-22/ 19

Date: 11/08/21

To,
The Chairman,
The Goa Real Estate Regulatory Authority
Block No. 101, 1st Floor, 'SPACES' Building,
Plot No. 40, EDC, Patta Plaza,
Panaji - Goa.

Sub: Audit Report on the accounts of Goa Real Estate Regulatory Authority (GRERA), Panaji – Goa, for the year 2017-18.

Sir,

The Separate Audit Report on the audit of annual accounts of the Goa Real Estate Regulatory Authority (GRERA), Panaji – Goa, for the year 2017-18 (including the audit certificate) for the year is forwarded herewith.

The Audit Report and the certified annual accounts for the year 2017-18 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.

Please acknowledge the receipt of the above document.

Yours faithfully,

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 2018.

We have audited the attached Balance Sheet of Goa Real Estate Regulatory Authority, Panaji, Goa as at 31 March 2018 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. 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 mis-statements. An audit includes examining, on a test basis, evidences 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:

A. GENERAL

1. Monthly closing and certification of the Cash book w.r.t. Rule 13 of Goa Receipt and Payment Rules, 1997 (GRRP) was not done by the competent authority.
- v) Subject to our observations in the preceding paragraphs, 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 Accounting Policies and Notes on Accounts, and subject to the significant matters stated above and other matters mentioned in the separate Audit Report annexed herewith 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 2018; and
 - b. In so far as it relates to the Income and Expenditure Accounts of the surplus for the year ended on that date.



Accountant General

Annexure

1. Adequacy of Internal Audit System

There is no mechanism of internal audit in the GRERA.

2. Regulatory in payment of statutory dues

The Central Board of Direct Taxes issued a Notification dated 13 July 2020 on the subject mentioned above. However, this being the first account of GRERA, the Authority is yet to take action on the notification received.

3. Bank Reconciliation Statement

Bank Reconciliation Statement was not prepared on a monthly basis.



Accountant General