

**ANNUAL REPORT 2020-2021**  
**AND**  
**ANNUAL STATEMENT OF**  
**ACCOUNTS 2020-2021**  
**GOA REAL ESTATE REGULATORY**  
**AUTHORITY**

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## **CHAIRPERSON'S STATEMENT**

It is indeed my privilege to present the Fourth (4<sup>th</sup>) Annual Report 2020-2021 and Annual Statement of Accounts 2020-2021 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 121 real estate projects and 85 real estate agents. The year 2020-2021 has witnessed the shadow of Covid-19 pandemic. The progress of real estate activities/projects has significantly affected. Government of India, Ministry of Housing and Urban Affairs has taken several measures to support the real estate sector.

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 Dr. Tariq Thomas, IAS, the then 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 121 real estate projects and 85 real estate agents from 01.04.2020 to 31.03.2021.
- Goa RERA has decided 20 complaints including complaints received during 2018-19, 2019-20 and 2020-21 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**

Government of India, Ministry of Housing and Urban Affairs, vide Office Memorandum No. O-17024/230/2018-Housing-UD/EFS – 9056405 dated 13.05.2020 has issued advisory for extension of registration of real estate projects due to ‘Force Majeure’ under the provisions Section 37 read with Section 34(f) of the RERA Act, the registration or extension thereto under Section 5,6,7(3) of the RERA Act or Rules thereunder, all registered projects under jurisdiction of regulatory authority for which the completion date or revised completion date or extended completion date as per registration expires on or after 25<sup>th</sup> March 2020. It inter-alia consisted of the following:-

- (i) Regulatory Authorities may issue suitable orders/ directions to extend the registration and completion date or extended completion date automatically by six months due to outbreak of covid-19 (Corona virus), which is a calamity caused by nature and is adversely affecting regular development of real estate projects by invoking force majeure clause;
- (ii) Regulatory Authorities may, on their own discretion, consider to further extend the date of completion as per registration for another period upto three months, if the situation in their respective state or any part thereof, for reasons to be recorded in writing, needs special consideration of invoking force majeure.
- (iii) Regulatory Authorities may issue fresh ‘Project Registration Certificates’ with revised timeline in each such registered real estate project at the earliest; and

- (iv) Regulatory Authorities may extend concurrently the timelines of all statutory compliances in accordance with the provisions of RERA and the rules and regulations made there under.
- (v) Goa RERA vide order F.No. 3/RERA/ Tech.Orders/ 2020/ 278 dated 21.04.2020 has issued an order to the following effect:
  - (a) All projects registered under Goa RERA wherein completion date/ revised completion date expired on or after 15<sup>th</sup> March 2020, the validity period of registration shall hereby extended by three months.
  - (b) The time limits of all statutory compliances in accordance with RERA (Act) 2016 and the Rules made thereunder, which were due in the month of March/ April/ May are hereby extended to 30<sup>th</sup> June 2020.
- (vi) Goa RERA vide order F. No. 3/RERA/Tech. Orders/2020/ 317 dated 29.05.2020 has issued following directions in exercise of powers under Section 37 read with Section 34(a), 34(f) and 34(g), a force majeure period of six months, from 15<sup>th</sup> March to 14<sup>th</sup> September, 2020 is being invoked;
  - (a) Goa RERA vide order dated 21.04.2020 has already revised project validity by three months. The said validity is extended by a further period of three months suo-moto;
  - (b) For further extension beyond the aforesaid six months for adversely affected projects, concerned promoters will have to apply in accordance with provisions of Section 6;
  - (c) The time limits for compliances under Section 11, which become due anytime during force majeure period, stand automatically extended for a period till the expiry of force majeure period;

- (d) The force majeure period will be treated as 'moratorium period' for the purpose of calculating interest under Section 12,18,19(4) and 19(7) of the Act;
- (e) The work of registration of such documents has been adversely affected due to non-functioning of the offices of the Sub-Registrar. Therefore, any registration of agreement for sale, which becomes due during the force majeure period under Section 13 of the Act, can be registered in a period extending till the expiry of force majeure period;
- (f) The dates of possession mentioned in already registered agreements for sale shall be deemed to be extended by the force majeure period;
- (g) Due to non-functioning of the concerned offices, the work of transfer of title and conveyance has been adversely affected. Therefore, any compliance under Section 17 that becomes due during the force majeure period is allowed to be completed in a period extending till expiry of the force majeure period;
- (h) Similarly, any amount under Section 40 of the Act, becomes payable during the force majeure period shall be recorded after the expiry of the force majeure period.

#### **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 121 real estate projects and 85 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 121 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	Rainforest Estates	FLAT CG, CASA DEL SOL, SURVEY 530/8, ANJUNA, BARDEZ, GOA.	RESIDENTIAL	50000	PRGO04201092	22-Apr-20	31-Aug-22	NIL	NIL
2	Realcon Residency LLP	378, MMM ROAD, AMRITSAR, PUNJAB, 143001	RESIDENTIAL	50000	PRGO04201105	30-Apr-20	31-May-23	NIL	NIL
3	Ritesh Ramkrishna Chodankar	FLAT NO.601, BUILDING NO.1, KAMAT ROYALE, NEAR HDFC BANK, KERANT, CARANZALEM, NORTH GOA.403002	RESIDENTIAL	50000	PRGO05201111	05-May-20	31-Mar-22	NIL	NIL
4	Build Home Developers	FLAT NO 302, SAI HEIGHTS, DANGUI COLONY DHULER, MAPUSA, NORTH GOA. 403507	RESIDENTIAL/ COMMERCIAL	50000	PRGO05201101	05-May-20	31-Dec-23	NIL	NIL
5	DILIP DESAI	NEPATHYA, PARIMAL HSG. SOCIETY, DHAVALI MAL, PONDA, GOA.403401	RESIDENTIAL	50000	PRGO05201091	05-May-20	01-Mar-22	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
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
6	OLALIAN ESTATE PRIVATE LIMITED	UNIT NO 201 GERAS IMPERIUM PATTO PLAZA, PANJIM, NORTH GOA. 403001	RESIDENTIAL	50000	PRGO05201110	06-May-20	31-Mar-23	NIL	NIL
7	GREEN EARTH BUILDERS AND DEVELOPERS	BU-1, 2, 3 SUVIDHA COMPLEX, NEAR TILAK COMMERCIAL COMPLEX, VASCO, SOUTH GOA, 403802	RESIDENTIAL	50000	PRGO05201102	07-May-20	20-Apr-23	NIL	NIL
8	SUPREME REALTORS	SUPREME BEHIND NEW TELEPHONE EXCHANGE, OPPOSITE BOMBI HOUSE, POST BOX 778, COMBO, MARGAO. 403601	RESIDENTIAL	50000	PRGO05201114	11-May-20	31-Mar-23	NIL	NIL
9	Realcon Residency LLP	378, MMM ROAD, AMRITSAR, PUNJAB. 143001	RESIDENTIAL	50000	PRGO05201087	20-May-20	30-Nov-22	NIL	NIL
10	Ms Bennet and Bernard Custom Homes Pvt Ltd	1ST FLOOR, MATHIAS HOUSE, CAMPAL, PANAJI GOA.	RESIDENTIAL	50000	PRGO05201106	21-May-20	31-Dec-23	NIL	NIL
11	Mahalaxmi Developers	E-2, MITASU MANOR, SADAR, PONDA-GOA. 403401	RESIDENTIAL	50000	PRGO05201120	21-May-20	31-Dec-21	NIL	NIL
12	LOTUS DATTA DARPAN	GHOTMORAD ROAD, CURCHOREM KAKODA, GOA 403706	RESIDENTIAL/ COMMERCIAL	350000	PRGO05201100	21-May-20	23-Mar-21	NIL	NIL
13	Ms COSME COSTA AND ASSOCIATES	ALTINHO, MAPUSA, GOA. 403507	RESIDENTIAL/ COMMERCIAL	50000	PRGO05201133	27-May-20	29-Dec-23	NIL	NIL
14	Nawaz Shaikh	SHAIKH CHEMIST & DRUGGIST, SHOP NO.3, SHIV KUNJ BUILDING, CURCHOREM - GOA. 403706	RESIDENTIAL	350000	PRGO06200728	04-Jun-20	01-Apr-21	NIL	NIL
15	ANTONIO BLASCO DA COSTA GRACIAS	H,NO 54/B, ST JOAQUIM ROAD, FATORDA MADGAO, SALCETE, GOA 403602	RESIDENTIAL	50000	PRGO06201117	05-Jun-20	30-Apr-22	NIL	NIL
16	RIVIERA CONSTRUCTIONS PVT LTD	O-104, 2ND FLOOR GOMES CATAO, COMPLEX OPP CINE ALANKAR BARDEZ, GOA 403507.	RESIDENTIAL	50000	PRGO06201125	09-Jun-20	31-Mar-22	NIL	NIL
17	NAYAB BUILDERS AND DEVELOPERS	H NO 714 K, NAYAB MANZIL, NEW VADDEM, VASCO, SOUTH GOA 403802	RESIDENTIAL	50000	PRGO06201138	16-Jun-20	31-Mar-23	NIL	NIL
18	Macbeth Jude Simon Da Rocha	H NO -728, SANTARXETTE, BARDEZ ALDONA, GOA 403508	RESIDENTIAL/ COMMERCIAL	50000	PRGO06201128	16-Jun-20	31-Mar-22	NIL	NIL
19	Mr Suraj Sagun Morajkar	SAIPEM, CANDOLIM BARDEZ. GOA. 403515	RESIDENTIAL	50000	PRGO06201088	18-Jun-20	31-May-22	NIL	NIL
20	RAJESH TARKAR	OFFICE NO. 708, 709 & 710, 7TH FLOOR, GERA IMPERIUM STAR, PATTO, PANAJI GOA. 403001	RESIDENTIAL	50000	PRGO06201148	18-Jun-20	31-Mar-25	NIL	NIL
21	Bharat Thakran	1718, JOURNALIST COLONY, PORVORIM, GOA. 403512	RESIDENTIAL	50000	PRGO06201121	29-Jun-20	31-Dec-22	NIL	NIL
22	Aura Builders & Developers	G-8 DONA TRISHA BLDG, OPP MANIPAL HOSPITAL, DONA PAULA, PANAJI, GOA 403004	RESIDENTIAL	50000	PRGO06201140	29-Jun-20	31-Dec-22	NIL	NIL
23	Swarajya Buildcon	RADHANATH NEAR LIC BUILDING, OPPOSITE CHINMAY ASHRAM, KHADPABANDH PONDA, GOA 403401	RESIDENTIAL	50000	PRGO06201134	29-Jun-20	29-Dec-22	NIL	NIL

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
24	ASBT Associates	SF-1, HERAMB APARTMENT, SECOND FLOOR, AQUEM, ALTO, MARGAO 403601	RESIDENTIAL	50000	PRGO07201153	03-Jul-20	01-Aug-21	NIL	NIL
25	SUN ESTATES DEVELOPERS LIMITED LIABILITY PARTNERSHIP	HOUSE NO 331/3, OPP BANK OF INDIA, BHATIWADA NERUL BARDEZ, GOA 403114	RESIDENTIAL	50000	PRGO07201141	06-Jul-20	31-Mar-23	NIL	NIL
26	NIRMAL ESTATES	F-23, NIRMAL RESIDENCY, TILAMOL, QUEPEM, GOA 403705	RESIDENTIAL/ COMMERCIAL	50000	PRGO07201122	06-Jul-20	30-Jun-25	NIL	NIL
27	Mr Mujib Shaikh	F-5, LIMA RESIDENCY, FATORDA, GOA. 403602	RESIDENTIAL/ COMMERCIAL	50000	PRGO07201158	06-Jul-20	31-Dec-23	NIL	NIL
28	PRITESH ATMARAM MALIK	411/2, SATICHEBHAT, CUDNEM, BICHOLIM, GOA 403505	RESIDENTIAL/ COMMERCIAL	50000	PRGO07201151	07-Jul-20	01-Oct-22	NIL	NIL
29	SHASHIDHARAN SHANKARAN PILLAI	H NO 196/1/3 AMBADI HOUSE, VIDYANAGAR ZUARINAGAR, GOA 403726	RESIDENTIAL/ COMMERCIAL	50000	PRGO07201147	07-Jul-20	22-May-22	NIL	NIL
30	ZION BUILDERS	SHOP NO-5, GROUND FLOOR, VERNA RESIDENCY, KESARVAL, CORTALIM, MORMUGAO GOA 403710	RESIDENTIAL	50000	PRGO07201136	07-Jul-20	31-Aug-24	NIL	NIL
31	Kayji Real Estate Private Limited	ANAND BHAVAN, OLD STATION ROAD, MARGAO, SALCETE, GOA. 403601	PLOTTED DEVELOPMENT	230000	PRGO07201159	15-Jul-20	31-Dec-22	NIL	NIL
32	LOTUS HOUSING AND DEVELOPMENT PRIVATE LIMITED	1ST FLOOR, 108109, MADHAV CHAMBERS, MALBHAT, MARGAON, GOA 403601	COMMERCIAL	50000	PRGO07200401	16-Jul-20	17-Feb-21	NIL	NIL
33	Ediven Construction and Real Estate Private Limited	SHOP NO.1 A BUILDING GOGOL CLASSIC, NEAR CHOWGULE COLLEGE, GOGOL, MARGAO, GOA 403601	RESIDENTIAL	50000	PRGO07201145	20-Jul-20	30-Nov-21	NIL	NIL
34	Concrete Lifestyles Goa	A 406 WINSWAY COMPLEX, OLD TELLI GALLI, POLICE LANE, ANDHERI EAST, MUMBAI 400069	RESIDENTIAL	50000	PRGO07201069	20-Jul-20	13-May-22	NIL	NIL
35	REALCON RESIDENCY LLP	378, MMM ROAD, AMRITSAR, PUNJAB 143001	RESIDENTIAL	50000	PRGO07201166	21-Jul-20	30-Jun-23	NIL	NIL
36	Provident Housing Limited	130/1, ULSOOR ROAD, BANGALORE URBAN, KARNATAKA, GOA. 560042	RESIDENTIAL	342860	PRGO07201071	21-Jul-20	31-Dec-25	NIL	NIL
37	REALCON RESIDENCY LLP	378, MMM ROAD, AMRITSAR PUNJAB 143001	RESIDENTIAL	50000	PRGO07201162	21-Jul-20	30-Jun-23	NIL	NIL
38	REALCON RESIDENCY LLP	378, MMM ROAD, AMRITSAR PUNJAB 143001	RESIDENTIAL	50000	PRGO07201163	21-Jul-20	30-Jun-23	NIL	NIL
39	MVR SEAVIEW HOMES PRIVATE LIMITED	15/153/A2, 1ST FLOOR, ABOVE AUDI GOA SHOWROOM, CARANZALEM, GOA 403002	RESIDENTIAL	234000	PRGO07201157	24-Jul-20	31-Mar-23	NIL	NIL
40	SANDIP NAGESH NAIK	C-407, 4TH FLOOR, OSIA COMMERCIAL ARCADE, SGPDA MARKET COMPLEX, MARGAO, GOA 403601	RESIDENTIAL	50000	PRGO08201170	04-Aug-20	14-Aug-24	NIL	NIL
41	VIANAAR INFRA LLP	378, MMM ROAD, AMRITSAR, PUNJAB. 143001	RESIDENTIAL	50000	PRGO08201171	06-Aug-20	31-Jul-23	NIL	NIL
42	ARNIVIA BUILDCON PRIVATE LIMITED	FLAT NO S 1 BUILDING 6 KAMAT CLASSIC, PHASE III, CARANZALEM, GOA 403002	RESIDENTIAL	50000	PRGO08201177	12-Aug-20	31-Mar-26	NIL	NIL

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
43	Bhupesh Rane	FLAT NO. 103, HILL TOP RESIDENCY, NEAR AMBABAI TEMPLE, MANGOR HILL, VASCO. 403802	RESIDENTIAL	50000	PRGO08201172	13-Aug-20	31-May-21	NIL	NIL
44	REALCON RESIDENCY LLP	378, MMM ROAD, AMRITSAR, PUNJAB, 143001	RESIDENTIAL	50000	PRGO08201178	17-Aug-20	30-Jun-22	NIL	NIL
45	MACBETH JUDE SIMON DA ROCHA	H NO -728 SANTARXETTE, BARDEZ, ALDONA 403508	RESIDENTIAL	50000	PRGO08201179	18-Aug-20	30-Jun-21	NIL	NIL
46	Priority Constructions	PRIORITY SIGNATURE, 2ND FLOOR, ABOVE HONDA SHOWROOM, NEW TALEIGAO BYPASS ROAD, GOA. 403003	RESIDENTIAL/ COMMERCIAL	50000	PRGO08201185	20-Aug-20	10-Dec-26	NIL	NIL
47	MS Shree Sai Samartha Realty	SHOP NO.G-12 ANNAPURNA APARTMENT OPP GOMANTAK ST INEZ, PANJIM GOA. 403001	RESIDENTIAL/ COMMERCIAL	50000	PRGO08201168	21-Aug-20	31-Dec-22	NIL	NIL
48	Subhash Vitoba Dessai Proprietor of GSD Real Estate Developer	SHOP NO.9, MUNICIPAL BUILDING, CUNCOLIM, SALCETE. GOA 403703	RESIDENTIAL	50000	PRGO08201187	24-Aug-20	20-Mar-23	NIL	NIL
49	Nelson Antao	SHANAY BULDERS & DEVELOPERS, H. NO. 363/A, MADHEGAL, CACORA - CURCHOREM, GOA 403706.	RESIDENTIAL	50000	PRGO08201180	31-Aug-20	20-Sep-23	NIL	NIL
50	SUA Constructions	SHOP NO 2, LAKE PLAZA, FATORDA, GOA 403602	RESIDENTIAL	50000	PRGO09201183	03-Sep-20	10-Aug-23	NIL	NIL
51	Matches Goa Private Limited	ANAND BHAVAN, OLD STATION ROAD, MARGAO, SALCETE, SOUTH GOA 403601.	PLOTTED DEVELOPMENT	407990	PRGO09201189	03-Sep-20	31-Dec-25	NIL	NIL
52	COMMONWEALTH DEVELOPERS PVT LTD	CD FOUNTAIN HEAD, MURIDA FATORDA SALCETE, GOA 403602	COMMERCIAL	50000	PRGO09201173	03-Sep-20	30-Jun-24	NIL	NIL
53	VIANAAR INFRA LLP	378, MMM ROAD, AMRITSAR PUNJAB 143001	RESIDENTIAL	50000	PRGO09201191	04-Sep-20	04-Jan-24	NIL	NIL
54	OLALIAN ESTATE PRIVATE LIMITED	H.NO. 325, KHALAP WADDO, CANCA, GOA. NORTH GOA, 403510	RESIDENTIAL	80000	PRGO09201190	04-Sep-20	31-Jul-23	NIL	NIL
55	COMMONWEALTH DEVELOPERS PVT LTD	CD FOUNTAINHEAD, MURIDA FATORDA, GOA 403602	RESIDENTIAL	50000	PRGO09201193	09-Sep-20	30-Jun-21	NIL	NIL
56	ISPRAVA VESTA PRIVATE LIMITED	9 B1, 542, ALDEIA SEREINA, BOUTAWADO, ASSAGAO, BARDEZ, NORTH GOA. 403521	RESIDENTIAL	50000	PRGO09201200	11-Sep-20	31-Mar-23	NIL	NIL
57	VIANAAR INFRA LLP	378, MMM ROAD, AMRITSAR, PUNJAB 143001	RESIDENTIAL	50000	PRGO09201199	15-Sep-20	04-Jan-24	NIL	NIL
58	Mario Melbon Igidio Dcosta	9/199, VODDY, CUNCOLIM, SALCETE, GOA 403703	RESIDENTIAL/ COMMERCIAL	50000	PRGO09201201	17-Sep-20	12-Dec-22	NIL	NIL
59	Braganza and Fulari Ventures Pvt Ltd	OFFICE NO.303-304, B&F HABITAT BLDG., KHORLIM, MAPUSA, GOA 403507	RESIDENTIAL/ COMMERCIAL	50000	PRGO09201195	22-Sep-20	30-Sep-23	NIL	NIL
60	Elite Builders and Developers	LEA MAJESTIC, S-17, NAGMODEM, NAVELIM, SALCETE, GOA 403707.	RESIDENTIAL	50000	PRGO09201204	22-Sep-20	19-May-22	NIL	NIL
61	L AND L BUILDERS PRIVATE LIMITED	6TH FLOOR L & L CORREIA'S PRIDE BUILDING, NEAR SOUTH DISTRICT HQ, GOA 403601	RESIDENTIAL/ COMMERCIAL	220250	PRGO09201207	22-Sep-20	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
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
62	L AND L BUILDERS PRIVATE LIMITED	6TH FLOOR, L & L CORREIA'S PRIDE BUILDING, MARGAO, SOUTH GOA 403601	RESIDENTIAL/ COMMERCIAL	50000	PRGO09201206	22-Sep-20	31-Dec-22	NIL	NIL
63	NIRYLA ENTERPRISES	SHOP NO 11, GROUND FLOOR, L & L HERITAGE CO-OP HOUSING SOCIETY LTD., NAVELIM, GOA 403707	RESIDENTIAL/ COMMERCIAL	50000	PRGO09201203	22-Sep-20	31-Dec-23	NIL	NIL
64	BRIAN WALTER DIAS	H NO 672/B, ORGAO LOULIM, SOUTH GOA, 403718	RESIDENTIAL	50000	PRGO09201205	29-Sep-20	31-Mar-22	NIL	NIL
65	KAPIL MADHUKAR BETGIRI	OFFICE NO.102, 1 FLOOR, KUBER NARAYANI BUILDING, NEAR RAVINDRA BHAVAN BAINA, VASCO DA-GAMA, GOA 403802	RESIDENTIAL/ COMMERCIAL	50000	PRGO09201202	30-Sep-20	25-Oct-25	NIL	NIL
66	Manjunath Parmeshwar Mangeshkar	HNO. 430/1 NEAR MANDALESHWAR TEMPLE ROAD , VAZEM SHIRODA PONDA GOA. 403103	RESIDENTIAL/ COMMERCIAL	50000	PRGO10200886	12-Oct-20	21-Mar-21	NIL	NIL
67	Shantilal Real Estate Services	301, ANAND TRADE CENTRE I, NEXT TO VASCO MUNICIPALITY, VASCO-DA-GAMA, GOA 403802	PLOTTED DEVELOPMENT	50000	PRGO10201198	14-Oct-20	30-Sep-21	NIL	NIL
68	REALCON RESIDENCY LLP	378, MMM ROAD AMRITSAR, PUNJAB. 143001	RESIDENTIAL	50000	PRGO10201225	20-Oct-20	15-Jun-23	NIL	NIL
69	Santosh Babu Tubki	H.NO. 7/332/G, PATNEM, CANACONA, GOA 403702	RESIDENTIAL	50000	PRGO10201196	21-Oct-20	31-May-22	NIL	NIL
70	Mr Rajesh Dempo	VISION DEMPO HOSPITALITY & ESTATES PVT. LTD, VISION HOUSE, H.NO.179/C1, BAIRO ALTO DOS PILOTOS, JOSE FALCAO ROAD, PANAJI 403001	RESIDENTIAL/ COMMERCIAL	50000	PRGO10201211	23-Oct-20	31-Dec-24	NIL	NIL
71	Ms Town Square Constructions	NO.11-A, 2ND FLOOR, BUILDMARE PARK, MAPUSA, BARDEZ, 403507	RESIDENTIAL	50000	PRGO10201218	23-Oct-20	31-Dec-21	NIL	NIL
72	Ritesh Developers Private Limited	NEAR RAJIV GANDHI KALA MANDIR, BETHORA ROAD, PONDA. 403401	RESIDENTIAL	56000	PRGO10201223	27-Oct-20	31-Dec-24	NIL	NIL
73	TALAK HOMES AND ESTATES	ASHIYANA, COMBA, MARGAO GOA 403601	RESIDENTIAL	50000	PRGO10201214	28-Oct-20	31-Dec-25	NIL	NIL
74	Shantilal Real Estate Services	11 APNA BAZAR 1ST FLOOR, VASCO DA GAMA, GOA. 403802	PLOTTED DEVELOPMENT	50000	PRGO10201222	28-Oct-20	01-Oct-21	NIL	NIL
75	CITYSCAPE DEVELOPERS THROUGH PROPRIETOR MR DAMODAR CHANDRAKANT KARAPURKAR	6 SUNGLOW, CD COUNTRYSIDE, NEAR PWD WATER SUPPLY DEPT. MURIDA, FATORDA, MARGAO. 403602	COMMERCIAL	50000	PRGO10201221	28-Oct-20	31-Dec-24	NIL	NIL
76	MS VENTURE BUILDING DREAMS THROUGH PROPRIETOR MR KAMLAPRASAD JAGANNATH YADAV	145/8, FATIMA COLONY, ALTO DABOLIM, 403801	RESIDENTIAL/ COMMERCIAL	50000	PRGO11201224	12-Nov-20	31-Dec-23	NIL	NIL
77	Pereira Real estate	S1/G MARYS ABODE, SIRVODEM, NAVELIM, SALCETE. 403707	RESIDENTIAL	50000	PRGO11201227	25-Nov-20	30-Aug-22	NIL	NIL
78	EDWIN ANTHONY GONSALVES	S-2 BLOCK B COLACO RESIDENCY, OPP VIBES COMBA MARGAO, GOA 403601	RESIDENTIAL	50000	PRGO11201226	26-Nov-20	11-Oct-23	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
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
79	AKSHAY VITHAL GOVEKAR	H.NO-311, MAINA, PILERNE-BARDEZ, GOA 403114.	RESIDENTIAL	50000	PRGO12201239	07-Dec-20	17-Nov-22	NIL	NIL
80	Paul Chowdhry	FF-4 TOWER SAPNA HABITAT, OPP NAVTARA HOTEL, PORVORIM GOA 403521	COMMERCIAL	50000	PRGO12201232	07-Dec-20	31-Oct-22	NIL	NIL
81	Rayesh Ratnakar Raiker	H.NO. 2177, MARLEM, BORDA, MARGAO, GOA 403602	RESIDENTIAL	50000	PRGO12201246	21-Dec-20	31-Dec-23	NIL	NIL
82	Fortune Developer	4/399, MANGOR HILL, VASCO DA GAMA, SOUTH GOA 403802	RESIDENTIAL/ COMMERCIAL	50000	PRGO12201250	21-Dec-20	31-Dec-23	NIL	NIL
83	DESAI REAL ESTATE DEVELOPERS	DESAI HOUSE, KHADPABANDH NEAR LIC OFFICE, SOUTH GOA. 403401	RESIDENTIAL	50000	PRGO12200443	21-Dec-20	22-Dec-22	NIL	NIL
84	SHRINIVAS THORWAT	3RD FLOOR, NO 304 LIBANIA BUILDING, NEW MARKET. MARGAO, SOUTH GOA, 403406	RESIDENTIAL	50000	PRGO12201243	22-Dec-20	31-Oct-23	NIL	NIL
85	SHRINIVAS THORWAT	3RD FLOOR, NO 304, LIBANIA BUILDING, NEW MARKET. MARGAO, SOUTH GOA. 403406	RESIDENTIAL	50000	PRGO12201242	22-Dec-20	31-Oct-23	NIL	NIL
86	RELIANCE BUILDERS	RELIANCE HOUSE, ISIDORIO BAPTISTA ROAD, MARGAO, GOA. 403601	COMMERCIAL	50000	PRGO12201245	30-Dec-20	31-Dec-23	NIL	NIL
87	Nanu Estates Private Limited	NANU HOUSE, VARDE VALAULICAR ROAD, SOUTH GOA. 403601	RESIDENTIAL	50000	PRGO01211241	05-Jan-21	31-Mar-25	NIL	NIL
88	ASHRAY REAL ESTATE DEVELOPERS	OFFICE NO. 2, 2ND FLOOR, LANDSCAPE SHIRE, CARANZALEM, NORTH GOA 403002.	RESIDENTIAL	50000	PRGO01211261	25-Jan-21	31-Dec-23	NIL	NIL
89	PAI KHOT BUILDERS	4, 29/1 CHAWDI, CANACONA, GOA 403702	RESIDENTIAL/ COMMERCIAL	50000	PRGO01211255	25-Jan-21	28-Feb-26	NIL	NIL
90	VIJAY VASSUDEV PRABHU DHARWADKAR	H. NO. E/172, BARDEZ, NORTH GOA -403507	RESIDENTIAL/ COMMERCIAL	50000	PRGO01211260	25-Jan-21	30-May-24	NIL	NIL
91	SABH INFRASTRUCTURE LIMITED	SY NO-4423A, PIKEN CHIVARI, ANJUNA, NORTH GOA. 403509	RESIDENTIAL	50000	PRGO01211268	28-Jan-21	31-Dec-25	NIL	NIL
92	Riyaz Somani	RED ROCK ELEGANCE, B1 OFFICE, MARNA, SIOLIM, BARDEZ GOA. 403517	RESIDENTIAL	50000	PRGO01211247	29-Jan-21	30-Dec-21	NIL	NIL
93	Dinesh alias Vinay Ramchandra alias Shrikant Totekar	H.NO. 740 AKAR, PRIOL MARDOL-GOA. 403404	RESIDENTIAL	50000	PRGO01211248	29-Jan-21	15-Jan-22	NIL	NIL
94	AASHIRWAD CONSTRUCTIONS PROPRIETOR MR SANJAY GAUDE	SHOP NO 03, PERPETUA APARTMENTS, SOCORRO, PORVORIM, BARDEZ, NORTH GOA, 403501	RESIDENTIAL	50000	PRGO02211256	03-Feb-21	31-Mar-24	NIL	NIL
95	MS VAASTU ESTATE DEVELOPERS	OFF ROAD 11, NEAR EL PASSO HOTEL, LA CAMPALA COLONY, MIRAMAR, PANAJI, GOA. 403001	RESIDENTIAL	50000	PRGO02211264	03-Feb-21	31-Mar-25	NIL	NIL
96	SRE ESTATE DEVELOPMENT	SUPREME, BEHIND NEW TELEPHONE EXCHANGE, OPP. BOMBI HOUSE, COMBA, MARGAO ROAD, GOA 403601	RESIDENTIAL	50000	PRGO02211269	08-Feb-21	31-Dec-23	NIL	NIL
97	J M Holding Private Limited	568A, VAIBHAV DESAI, TRACHI BHAT, SIOLIM BARDEZ, NORTH GOA, 403517	RESIDENTIAL	50000	PRGO02211272	09-Feb-21	30-Jun-22	NIL	NIL
98	HERITAGE PRINCES REAL ESTATE DEVELOPERS	B-101, HERITAGE SYMPHONY, BEHIND SILVEIRA SUPER MARKET, CARANZALEM, NORTH GOA, 403002	RESIDENTIAL	66100	PRGO02211276	19-Feb-21	15-Feb-25	NIL	NIL

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
99	JYOTI RATH	PPA304 DLF PARK, DLF PARK DRIVE, GURGAON, HARYANA. 122009	RESIDENTIAL	50000	PRGO02211275	22-Feb-21	01-Apr-23	NIL	NIL
100	MS GOA PROPERTY MANAGEMENT PRIVATE LIMITED	H. NO. 8/83 A-6, PEREIRA APARTMENT, NEAR ALL INDIA RADIO, ALTINHO, PANAJI, NORTH GOA. 403001	PLOTTED DEVELOPMENT	72060	PRGO02211267	23-Feb-21	15-Apr-23	NIL	NIL
101	J M Holding Private Limited	568A, VAIBHAV DESAI, TRACHI BHAT, SIOLIM BARDEZ, NORTH GOA, 403517	RESIDENTIAL	50000	PRGO02211281	25-Feb-21	30-Jun-22	NIL	NIL
102	REALCON RESIDENCY LLP	378, MMM ROAD, AMRITSAR, PUNJAB 143001	RESIDENTIAL	51650	PRGO02211279	25-Feb-21	25-Apr-24	NIL	NIL
103	SHARAYU GLOBAL	OFFICE NO 111 AND 512, GERA IMPERIUM II, PATTO - PLAZA, PANAJI, GOA 403001	RESIDENTIAL	50000	PRGO02211262	25-Feb-21	21-Dec-23	NIL	NIL
104	Om Sai Developers	S-11, OSIA MALL, 2ND FLOOR, SGPDA MARKET COMPLEX, MARGAO, GOA 403601.	RESIDENTIAL	50000	PRGO02211284	26-Feb-21	31-Mar-24	NIL	NIL
105	Kasu Zira Estates LLP	BLR NO 12, SERVICE ROAD, DOMLUR, BANGALORE URBAN, KARNATAKA. 560071.	RESIDENTIAL	68220	PRGO03211238	03-Mar-21	31-Oct-23	NIL	NIL
106	Mr Babu Pundalik Shetye	H.NO. 406/187 MAULI BUILDING, PDA COLONY , ALTO PORVORIM, GOA. 403521	RESIDENTIAL	50000	PRGO03211280	03-Mar-21	31-Dec-24	NIL	NIL
107	Kasu Zira Estates LLP	BLR NO 12, SERVICE ROAD, DOMLUR, BANGALORE URBAN, KARNATAKA. 560071.	RESIDENTIAL	67640	PRGO03211229	03-Mar-21	31-Oct-23	NIL	NIL
108	MS MANGLAM INFRA DEVELOPERS	6TH FLOOR, APEX MALL, LAL KOTHI, TONK ROAD, JAIPUR (RAJ.), 302015	RESIDENTIAL/ COMMERCIAL	175400	PRGO03211293	09-Mar-21	31-Dec-25	NIL	NIL
109	MILROC GOOD EARTH DEVELOPERS	501, FIFTH FLOOR, MILROC LAR MENEZES, S.V.ROAD, PANAJI GOA-403001	RESIDENTIAL	68870	PRGO03211273	10-Mar-21	30-Jun-24	NIL	NIL
110	Mr Mujib Shaikh	AS/8, 2ND FLOOR, PANCHARATNA A BUILDING, MARGAO, SOUTH GOA. 403601	RESIDENTIAL/ COMMERCIAL	63590	PRGO03211288	17-Mar-21	30-Oct-25	NIL	NIL
111	MS RAJ HOUSING DEVELOPMENT PVT LTD	OFFICE 401, RAJDEEP GALLERIA, SADAR - PONDA, SOUTH GOA, 403401.	RESIDENTIAL/ COMMERCIAL	50000	PRGO03211299	17-Mar-21	31-Dec-24	NIL	NIL
112	ASHRAY REAL ESTATE DEVELOPERS	OFFICE NO. 2, 2ND FLOOR, LANDSCAPE SHIRE, CARANZALEM, NORTH GOA 403002.	RESIDENTIAL	56500	PRGO03211301	17-Mar-21	28-Feb-24	NIL	NIL
113	Queeny Realty Private Limited	QUEENY HOUSE, QUEENY NAGAR, VELSAO PALE, SOUTH GOA. 403712	RESIDENTIAL	50000	PRGO03211308	18-Mar-21	31-Dec-22	NIL	NIL
114	DEEPTI RAHUL KAMAT DALAL	H NO. 1, WARD NO.9, XIMER, ANSABHAT, MAPUSA BARDEZ, GOA 403507	RESIDENTIAL	50000	PRGO03211294	24-Mar-21	30-Jun-24	NIL	NIL
115	MS CITYSCAPE DEVELOPERS THROUGH PROPRIETOR MR DAMODAR CHANDRAKANT KARAPURKAR	6 SUNGLOW, CD COUNTRYSIDE, NEAR PWD WATER SUPPLY DEPT. MURIDA, FATORDA, MARGAO. 403602	RESIDENTIAL	50000	PRGO03211289	26-Mar-21	31-Dec-24	NIL	NIL
116	MS ANAND SAGAR HOMES	OFFICE NO. 161/5, ANAND SAGAR, MAPUSA GOA. 403507	RESIDENTIAL	50000	PRGO03211298	26-Mar-21	31-Oct-22	NIL	NIL

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(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
117	Mansi Mahesh Talekar	FLAT NO- S F-2, LAXMINARAYAN KRUPA, CANDOLA, MARCELA. GOA. 403107	RESIDENTIAL	50000	PRGO03211311	26-Mar-21	31-Mar-24	NIL	NIL
118	VIANAAR INFRA LLP	378, MMM ROAD, AMRITSAR PB, 143001	RESIDENTIAL	50000	PRGO03211309	26-Mar-21	30-Jun-24	NIL	NIL
119	MVR SEA HOMES PRIVATE LIMITED	D.NO.48-19-6, 2ND FLOOR, M.V.R.COMPLEX, DWARAKA NAGAR, OPP. RTC COMPLEX VISAKHAPATNAM, AP. 530003	RESIDENTIAL	50000	PRGO03211316	26-Mar-21	31-Dec-22	NIL	NIL
120	Ms Bennet and Bernard Custom Homes Private Limited	1ST FLOOR, MATHIAS HOUSE, CAMPAL, PANAJI, GOA.403001	RESIDENTIAL	50000	PRGO03211303	26-Mar-21	30-Jun-23	NIL	NIL
121	ARUNODAY DEVELOPERS	ARUNODAY H.NO.72, KAPILESHWARI, QUEULA, PONDA, 403401	RESIDENTIAL/ COMMERCIAL	50000	PRGO03211318	31-Mar-21	27-Oct-24	NIL	NIL

## 2.2. In Relation to Real Estate Agents.

- The Authority has registered 85 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	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	SHUBHAM NAIK	KAVERI SMRUTHI. PANKAR COLONY, ANSABHAT, MAPUSA, 403507	10000	AGGO04200602	22-Apr-20	22-Apr-25	NIL	NIL
2	PRINCE LOHANI	C-3/2, ANAND RESIDENCY, AIRPORT ROAD, CHICALIM, GOA 403802	10000	AGGO04200615	22-Apr-20	22-Apr-25	NIL	NIL
3	PRITAM	867, 1ST FLOOR, JOURNALIST COLONY, ALTO PORVORIM, H.NO.4/112B, PORBO VADDO, CALANGUTE, 403521.	10000	AGGO04200597	22-Apr-20	22-Apr-25	NIL	NIL
4	A MALLIKARJUNA RAO	RB GROUP, NO.009,BLOCK 3, 26/2, 27/2B, PUJA NAVARATHNA APARTMENT, DHODDAKANNELLI, BANGALORE, KARNATAKA. 560035	10000	AGGO04200616	22-Apr-20	22-Apr-25	NIL	NIL
5	BABAN KALEKAR	OFFICE NO. 107, FIRST FLOOR, RAGHUNATH ESQUAIRE, PAJIFOND, MARGAO. 560035	10000	AGGO04200470	22-Apr-20	22-Apr-25	NIL	NIL
6	SHAN GEHLOT	A-11, TATO BUILDING, TONCA, MIRAMAR, NEAR GOA INTERNATIONAL HOTEL, GOA 403002.	10000	AGGO04200503	22-Apr-20	22-Apr-25	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
7	AMIT SABHARWAL	SHOP NO. B-2, BELA VISTA APTS., GOVEAKR NAGAR, CHOGM ROAD, PORVORIM, GOA 403521.	10000	AGGO04200521	22-Apr-20	22-Apr-25	NIL	NIL
8	ADDRESS OF CHOICE REALTY PVT LTD	A-2/10, A-2/10, PHASE-1 , BUDH VIHAR, DELHI. 110086	100000	AGGO04200457	22-Apr-20	22-Apr-25	NIL	NIL
9	SURESH KAMAT	SHOP NO 11,12 & 13, OPP. MPT HALL, VASCO, GOA 403802.	10000	AGGO04200610	22-Apr-20	22-Apr-25	NIL	NIL
10	RAJESH RAMCHANDRA KAMAT	FLAT NO 4, GAUTHAN WADA, VELING MARDOL, GOA. 403404	10000	AGGO05200611	06-May-20	06-May-25	NIL	NIL
11	GODWIN GOVEAS	B1/FLAT NO. 2 SAPANA SAGAR SOCIETY, NEXT TO COPPERLEAF RESTAURANT,NORTH GOA. 403521	10000	AGGO05200629	12-May-20	12-May-25	NIL	NIL
12	ANTHONY ALAN DSOUZA	LEADERSHIP STUDIO IND, 201 301, SHANTA BUILDING, 18TH JUNE ROAD, PANJIM, NORTH GOA - 403001	10000	AGGO05200623	12-May-20	12-May-25	NIL	NIL
13	ANTONIO PAULO LOBO	KAMAT GARDEN, BLDG NO.3, FLAT UG-2, DATTAWADI MAPUSA GOA, BARDEZ GOA. 403507	10000	AGGO05200622	20-May-20	20-May-25	NIL	NIL
14	JOSHAYET KAPUR	471/4 - V4, VAIGIN VADDO, ACRON UPLANDS, NACHINOLA.GOA 403508	10000	AGGO07200647	03-Jul-20	03-Jul-25	NIL	NIL
15	NILESH G POLJI	SANDEEP BUILDING, KAZIWADA, GOA 403401	10000	AGGO07200657	03-Jul-20	03-Jul-25	NIL	NIL
16	THUSHARA DERRICK	173 B, NOFRA 1, DABOLIM, SOUTH GOA, 403801	10000	AGGO07200663	03-Jul-20	03-Jul-25	NIL	NIL
17	GHANASHYAM S POLJI	SHOP NO.3, SINDHU RESIDENCY, NEAR POLICE OUTPOST, MARDOL, SOUTH GOA. 403404	10000	AGGO07200664	03-Jul-20	03-Jul-25	NIL	NIL
18	CHRISTOPHER MENEZES	H.NO. E-372, NEAR ST. SEBASTIAN CHAPEL, FONTAINHAS, PANAJI, GOA. 403001	10000	AGGO07200645	03-Jul-20	03-Jul-25	NIL	NIL
19	MD CONSULTANCY	3RD FLOOR, B-4/34, SAFDARJUNG ENCLAVE, NEW DELHI, 110029	100000	AGGO07200665	03-Jul-20	03-Jul-25	NIL	NIL
20	FRANKIE XAVIER FERRAO	VOL-V ADDO, PILERNE , BARDEZ, GOA. 403114.	10000	AGGO07200670	08-Jul-20	08-Jul-25	NIL	NIL
21	WARREN MARK SMITH	SEA BREEZE, 1ST FLOOR, OPP KAMAT HOSPITAL, MIRAMAR, GOA 403001	10000	AGGO07200669	08-Jul-20	08-Jul-25	NIL	NIL
22	GURU HUVAPPA NAIK	LLG-92, HOUSING BOARD COLONY, PORVORIM, BARDEZ GOA. 403521	10000	AGGO07200625	15-Jul-20	15-Jul-25	NIL	NIL
23	KRISHNA NARER	H NO-272,BEHIND TANUJA STORE, ST INEZ,PANAJI, GOA 403001	10000	AGGO07200678	20-Jul-20	20-Jul-25	NIL	NIL
24	CAFE REAL PVT LTD	MASCAREHNAS BLD THIRD FLOOR PANAJI GOA, 403001	100000	AGGO07200680	21-Jul-20	21-Jul-25	NIL	NIL
25	KUMKUM CHOPRA	F-102 , RIVER RESIDENCY,OPP BAL BHARTI SCHOOL , RIBANDAR, PANJIM, 403006	10000	AGGO07200676	21-Jul-20	21-Jul-25	NIL	NIL
26	PRASAD SAWANT	H.NO. 45, DHONDEBHAT, NEURA, TISWADI, GOA. 403104	10000	AGGO07200666	21-Jul-20	21-Jul-25	NIL	REGISTRATION ON CANCELLED
27	INGRID RYNA FERNANDES E MENEZES	VILLA 2B, DONA MARIA EPIFANIA VILLAS, FOTTAWADDO, NERUL, GOA 403114	10000	AGGO07200487	29-Jul-20	29-Jul-25	NIL	NIL
28	REEMA KAMAT	102, DURGA CHAMBERS, 18TH JUNE ROAD, GOA. 403001	10000	AGGO07200687	30-Jul-20	30-Jul-25	NIL	NIL

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1	2	3	4	5	6	7	8	9
29	SIDDESH ANVEKAR	HOUSE NO 454 / B. ABBAS WADO, VERLA, CANCA, BARDEZ, 403510	10000	AGGO07200688	30-Jul-20	30-Jul-25	NIL	NIL
30	AKSHAY KRIPALANI	SHOP NO.14, NIMBUS CENTER, SUNDERVAN COMPLEX,, ANDHERI WEST, MUMBAI 400053	10000	AGGO07200686	31-Jul-20	31-Jul-25	NIL	NIL
31	FARHAN RASHEED	FLAT NO 204 MOINUDDING BUILDING, MUSLIMWADA, 403504	10000	AGGO07200690	31-Jul-20	31-Jul-25	NIL	NIL
32	ATHALE	FLAT NO. 9, OM KRISHNA KUNJ, EARANDWANE, PUNE, MAHARASHTRA. 411004	10000	AGGO07200692	31-Jul-20	31-Jul-25	NIL	NIL
33	NARESH RAVINDRANATH	601 AASHNA 8 ST MARTINS ROAD, BANDRA WEST, MAHARASHTRA. 400050	10000	AGGO08200695	05-Aug-20	05-Aug-25	NIL	NIL
34	ALPESH	VALMIK BUSINESS CENTRE, F3 FIRST FLOOR, BAINA, VASCO, GOA 403802	10000	AGGO08200698	11-Aug-20	11-Aug-25	NIL	NIL
35	FARDEEN	FB2/DBA2,E18 LA-CITADEL COLONY, DONAPAUULA , GOA 403004.	10000	AGGO08200697	11-Aug-20	11-Aug-25	NIL	NIL
36	RAJESH OJHA	B-36, T-2, B-BLOCK, DILSHAD GARDEN, JHULMIL, EAST DELHI, 110095	10000	AGGO08200700	13-Aug-20	13-Aug-25	NIL	NIL
37	MANOJ JAISWA	H NO 22 FULDEM VADDO BEHIND, NAGOA GRAND RESORT, NORTH GOA 403516	10000	AGGO08200694	17-Aug-20	17-Aug-25	NIL	NIL
38	NEOMI BARNETO	NAVELKAR LEGEND, 1ST FLOOR, MIRAMAR, PANAJI GOA. 403001	10000	AGGO08200701	18-Aug-20	18-Aug-25	NIL	NIL
39	TOTAL REALTORS PRIVATE LIMITED	A/3, 3RD FLOOR, SHARAYU SOLITUDE BUILDING, CARREM WADDO, SUCORRO, GOA 403501.	100000	AGGO09200706	03-Sep-20	03-Sep-25	NIL	NIL
40	AADHAR PROPMART PRIVATE LIMITED	708, 7TH FLOOR WAVE SILVER TOWER, SECTOR-18 NOIDA, GAUTAM BUDDH NAGAR, UTTAR PRADESH. 201301	100000	AGGO09200722	23-Sep-20	23-Sep-25	NIL	NIL
41	SAGAR KULKARNI	1ST FLOOR E WING F1 F2 LAR ASIENA CHS CARANZALEM, NEXT TO SBI CARANZALEM BRANCH, NORTH GOA 403002	10000	AGGO09200721	23-Sep-20	23-Sep-25	NIL	NIL
42	PROPTIGER MARKETING SERVICES PRIVATE LIMITED	PLOT NO 25, ECHELON SQUARE, SECTOR- 32, GURUGRAM - HARYANA 122001	100000	AGGO09200707	29-Sep-20	29-Sep-25	NIL	NIL
43	LESLIE ROSARIO RONCON	SHOP NO 17/185/2B, BEHIND ST MICHAEL'S CHURCH, SANTISMO VADDO, NORTH GOA. 403002	10000	AGGO09200725	29-Sep-20	29-Sep-25	NIL	NIL
44	BERNARD ORLANDO RODRIGUES	H.NO 207/1, ARRAIS VADDO, NEAR G.P.S, NAGOA, BARDEZ, GOA 403516	10000	AGGO09200724	29-Sep-20	29-Sep-25	NIL	NIL
45	MRS SENHORA PRUDENCE NORONHA DSOUZA	H.NO 105,CRUZ WADDO, MARNA, SIOLIM, BARDEZ, GOA 403517.	10000	AGGO10200728	01-Oct-20	01-Oct-25	NIL	NIL
46	PRAVEEN SIDDARAMANAGOD A PATIL	PLOT NO 398 DEVARAJ URS COLONY, BASAVAN KUDACHI EXTENSION BELAGAVI, KARNATAKA. 591124	10000	AGGO10200727	01-Oct-20	01-Oct-25	NIL	NIL
47	VISHNU SURESH MALANI	147, SWEET HOME APARTMENT, FLAT NO. 501/506, 10TH ROAD, KHAR WEST, MUMBAI CITY, MAHARASHTRA. 400052	10000	AGGO10200732	07-Oct-20	07-Oct-25	NIL	NIL
48	RATISH NAIK	H.NO. 153/E-9, NEAR ST.XAVIER COLLEGE, HOUSING BOARD COLONY ROAD, MAPUSA, GOA 403507	10000	AGGO10200731	07-Oct-20	07-Oct-25	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
49	IVAN GONSALVES	H. NO. 473/C, DIALGONA NAVELIM, SOUTH GOA 403707.	10000	AGGO10200726	07-Oct-20	07-Oct-25	NIL	NIL
50	MAYUR RAJ KAPOOR	330/16, PHOOL WALI GALI CHOWK, POST CHOWK, LUCKNOW, UTTAR PRADESH. 226003	10000	AGGO10200729	15-Oct-20	15-Oct-25	NIL	NIL
51	AJIT AGRANAYAK	FLAT NO. F7, PALACIO DE SANTANA, GODHINO APARTMENTS, GOGOL, MARGAO. GOA 403601.	10000	AGGO10200736	15-Oct-20	15-Oct-25	NIL	NIL
52	CALVIN MARTINS	H.NO. 16/696/1, CARDOZO WARD, TALEIGAO, GOA 403002.	10000	AGGO10200738	27-Oct-20	27-Oct-25	NIL	NIL
53	KRISHANA SHANKAR	H.NO 46/10, GAWALI MOULA, GOA VELHA. 403108	10000	AGGO11200737	10-Nov-20	10-Nov-25	NIL	NIL
54	SHEKHAR PANDURONGA KESARKAR	HOUSE NO 261, SANTAR BHAT, DIVAR, BEHIND SANT ALOYSIUS HIGH SCHOOL, PIEDADE IHAS, PIEDADE, NORTH GOA 403403	10000	AGGO11200743	10-Nov-20	10-Nov-25	NIL	NIL
55	ANTHONY MENEZES	H.NO-36, NAIKA WADDO, CALANGUTE, BARDEZ, 403516	10000	AGGO11200744	11-Nov-20	11-Nov-25	NIL	NIL
56	FREDDY G BARRETO	H.NO:- 306 CALCONDEM, MARGAO SALCETE GOA. 403601	10000	AGGO11200749	11-Nov-20	11-Nov-25	NIL	NIL
57	GAJANAND KERKAR	L61, 4TH FLOOR, ALFRAN PLAZA, M G ROAD, PANAJI GOA.403001	10000	AGGO11200750	25-Nov-20	25-Nov-25	NIL	NIL
58	MALCOLM GABRIEL ANTHONY DSOUZA	FLAT NO. A3/S4, VIJAYNAGAR HOUSING STY., CORLIM, ILHAS-GOA 403110	10000	AGGO11200751	25-Nov-20	25-Nov-25	NIL	NIL
59	RAMDAS ULHAS BALE	H.NO. 136, NEAR GOVT HOSPITAL, SHELLER CANACONA GOA. 403702	10000	AGGO11200756	26-Nov-20	26-Nov-25	NIL	NIL
60	F X GERSON R REBELO	SOLAR DOS REBELOS 51 POCVADO, BETALBATIM, SOUTH GOA. 403713	10000	AGGO12200747	07-Dec-20	07-Dec-25	NIL	NIL
61	GAUTAM VORA	231, URVASHI APARTMENTS, 66, NEPEANSEA ROAD, MUMBAI CITY, MAHARASHTRA, 400006	10000	AGGO12200764	07-Dec-20	07-Dec-25	NIL	NIL
62	ABIETA VALANKA MENEZES	H.NO-36, NAIKA WADDO, CALANGUTE, BARDEZ, GOA 403516	10000	AGGO12200760	07-Dec-20	07-Dec-25	NIL	NIL
63	CHIRAG NARVEKAR	FLAT NO:B-204, DEVASHRI GARDEN , NEAR CORPORATION BANK, PORVORIM, GOA. 403521	10000	AGGO12200775	21-Dec-20	21-Dec-25	NIL	NIL
64	USMAAN KHAN FAROQUE	H. NO. 24, BHATULEM, PANAJI, GOA. 403001	10000	AGGO12200767	21-Dec-20	21-Dec-25	NIL	NIL
65	SONIA GHAVRI	KRISHNA KUTIR, UNION PARK GOLF LINK ROAD, OPPOSITE OLIVE RESTAURANT, KHAR WEST, MUMBAI, MAHARASHTRA, 400052	10000	AGGO12200769	30-Dec-20	30-Dec-25	NIL	NIL
66	MOHIT DUTT	72/45 SIOLIM MARNA, A3 RED ROCK ENCLAVE, NORTH GOA. 403517	10000	AGGO01210771	05-Jan-21	05-Jan-26	NIL	NIL
67	RAMESHA NATARAJAN	2, PLOT NO. A-20, 'GOMES' BUILDING, LA CAMPALA MAIN ROAD, MIRAMAR, PANJIM-403001	10000	AGGO01210770	25-Jan-21	25-Jan-26	NIL	NIL
68	THOMAS PINTO	MILROC KADAMBA PLATEAU BLOCK 59 FLAT 101, PANJIM OLD GOA BYPASS ROAD OLD GOA, VELHA GOA. 403402	10000	AGGO01210785	25-Jan-21	25-Jan-26	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
69	WEHOOO LEISURETECH LLP	1706, LODHA SUPREMUS, OPP. SAKI VIHAR MTNL BUILDING, MUMBAI SUBURBAN, MAHARASHTRA. 400072	100000	AGGO01210796	28-Jan-21	28-Jan-26	NIL	NIL
70	YUGESH SAWANT	H.NO 245/5, ARADI PARRA, NORTH GOA. 403510	10000	AGGO01210801	28-Jan-21	28-Jan-26	NIL	NIL
71	SUNIL SATISH PEDNEKAR	773/1, E. HILL VIEW APARTMENT, ALTO-PORVORIM, SOCORRO, NORTH GOA 403521	10000	AGGO02210813	09-Feb-21	09-Feb-26	NIL	NIL
72	MAYUR KRISHNA GAWANDE	H NO 63, NEXT TO SARASWAT HIGH SCHOOL, KHOLIM, NORTH GOA. 403507	10000	AGGO02210800	09-Feb-21	09-Feb-26	NIL	NIL
73	SANYOGITA SHETYE	NAVGAURI APPTS, PORVORIM, GOA. 403521	10000	AGGO02210797	09-Feb-21	09-Feb-26	NIL	NIL
74	MELROY JUDE BARRETO	H NO 141, OPP RLY STATION CANSULIM, MARMAGOA, SOUTH GOA. 403712	10000	AGGO02210818	25-Feb-21	25-Feb-26	NIL	NIL
75	AVALON DE MENDONCA	MOONRAKER BLDG, GX-3, GROUND FLOOR, NORTH GOA. 403507	10000	AGGO02210811	25-Feb-21	25-Feb-26	NIL	NIL
76	ALWYN FERNANDES	JLR-G-4, JOE LEITAO RESIDENCY, NAIKA VADDO, CALANGUTE, BARDEZ, GOA. 403516	10000	AGGO02210804	25-Feb-21	25-Feb-26	NIL	NIL
77	SHANKARA	12-176, M.P.L ROAD,, PALAMANERU, CHITTOOR DIST, ANDHRA PRADESH. 517408	10000	AGGO02210789	25-Feb-21	25-Feb-26	NIL	NIL
78	LOYALIE IT SOLUTIONS PVT LTD	238B, A.J.C BOSE ROAD, KOLKATA -70020	100000	AGGO02210817	26-Feb-21	26-Feb-26	NIL	NIL
79	SUVIR RAMAN AHUJA	APT 601, PREMIERO APPTS , DONA PAULA JETTY RD, DONA PAULA , PANAJI, GOA. 403004	10000	AGGO03210823	03-Mar-21	03-Mar-26	NIL	NIL
80	ANAROCK PROPERTY CONSULTANTS PVT LTD	H. NO.10, ARPORA, BARDEZ, BANYAN GROOVE VILLAS, NEAR NAGOA CROSSING, GOA. 403518	100000	AGGO03210812	03-Mar-21	03-Mar-26	NIL	NIL
81	MURALIDHAR L	001 GROUND FLOOR, SSVR LUPINE APARTMENT, K VEERANNA LAYOUT THINDLU VIDYARANYAPURA POST BANGALORE, KARNATAKA. 560097	10000	AGGO03210788	23-Mar-21	23-Mar-26	NIL	NIL
82	RISHIKESH DANGE	GROUND FLOOR, HOUSE NO 2093, SHRI KRUPA BUILDING, BHATKHANDE GALLI, BELGAUM, KARNATAKA. 590001	10000	AGGO03210809	23-Mar-21	23-Mar-26	NIL	NIL
83	ISPRAVA VESTA PRIVATE LIMITED	HOUSE NO 1605/2 GRANEL CHIVAR, NORTH GOA 403509.	100000	AGGO03210828	25-Mar-21	25-Mar-26	NIL	NIL
84	ROHIT GUPTA	GOVT QTR NO. 20/C, PATTO COLOY, PANJIM, NORTH GOA. 403001	10000	AGGO03210829	31-Mar-21	31-Mar-26	NIL	NIL
85	PRADEEP SHIRODKAR	1ST FLOOR, H.NO. 304/3B, DANDA WADDO, NEAR JAGRESHWAR TEMPLE, BARDEZ, SIOLIM, NORTH GOA. 403517	10000	AGGO03210835	31-Mar-21	31-Mar-26	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>75</b>	<b>28</b>	<b>20</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>01</b>	<b>04</b>	<b>NIL</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.-2/2018 (Shivram Rayu Raikar v/s M/s A. Francisco Fernandes). An online complaint was received against the project “Row Houses”. The Authority vide order dated 10/02/2020 decided that since both parties have resolved the matter amicably, hence complaint disposed off as the matter stands closed.
- 6.2 Complaint No.-13/2018 (Atul Gupta v/s Rajesh Goenka, Director Eclectic Developers). An online complaint was received against the project “Palolem Hills” for non registration. The Authority vide order dated 01/10/2018 decided that since the project has already received completion certificate, the project is exempted from registration.
- 6.3 Complaint No.-33/2018 (Agnelo Fernandes v/s Glenwood Garden). An online complaint was received against the project “Regalo Building (Glenwood Garden)”. The complaint was against the allotment letter. The Authority vide roznama order dated 29/05/2019 decided that since the allotment letter has been surrendered voluntarily, complaint closed.
- 6.4 Complaint No.-23/2018 (Mr. Clifford F. D'Mello v/s Agnelo Cardozo (Nathan Constructions Pvt. Ltd.)). An online complaint

was received against the project “Owner’s Pride” seeking refund and interest as the project has not yet started. The Authority vide order dated 01/07/2019 granted refund of Rs. 25,00,000/- with interest. Since the order was not complied, the Authority issued a Show cause notice and vide order dated 23/12/2019 directed respondent to pay refund of Rs. 25,00,000/- with interest at the rate of 10% p.a. As the order has not been complied matter has been referred to the Revenue Authority for execution.

- 6.5 Complaint No.-29/2018 (Sajay Laxman Raut v/s Venkatesh Narayan Prabhu Moni). An online complaint was received against the project “Prabhu Chambers” for non registration. The Authority vide an order dated 13/09/2019 directed the respondent to pay Rs. 3,00,000/- and get the project registered. Since order has not been complied additional penalty of Rs. 2,00,000/- imposed vide order dated 17/03/2020. As the order has not been complied with, the matter has been referred to the Revenue Authority for execution.
- 6.6 Complaint No.-38/2018 (Suresh Manikoth v/s Provident Housing Ltd). An online complaint was received against the project “Adora De Goa” for refund and interest. The Authority vide order dated 22/11/2019 directed the respondent to pay Rs. 1,27,000/- with 10% interest.
- 6.7 Complaint No.-36/2018 (Ram dulari Kedia v/s Goan Real Estate and Construction Private Limited). An online complaint was received against the project “Aldeia De Goa” for non registration. The Authority vide order dated 09/12/2019 dismissed the complaint for non appearance.
- 6.8 Complaint No.-41/2018 (Deepak Mathur v/s Suman Sinha). An online complaint was received against the “Adora De Goa II”. The

- Authority vide order dated 03/02/2020 dismissed the complaint as not pursued with.
- 6.9 Complaint No.-42/2018 (Swaroop S. Natekar, Sandeep S. Tople, Dattatray Dalvi v/s M/s Hrija Constrution). An online complaint was received against project “Sai Ishwari”. The Authority vide common order dated 03/02/2020 directed the respondent to pay penalty of Rs. 15,00,000/- and handover the possession. As the order has not been complied with, the matter has been referred to the Revenue Authority for execution.
- 6.10 Complaint No.-46/2019 (Rajesh Nair and Mrs. Sapna Nair v/s M/s Provident Housing Ltd.). An online complaint was received against the project “Adora De Goa”. The Authority vide order dated 02/03/2020 directed the respondent to pay amount of Rs. 1,80,000/- to the complainant as final settlement.
- 6.11 Complaint No.-17/2018 (Varun Agarwal v/s M/s Lokesh Vason). An online complaint was received against the project “The Paradise”. A notice was sent to the respondent asking him to file a reply. However, the same has returned back unserved. The Authority vide letter dated 30/08/2018 asked the complainant to furnish correct address of the respondent. The Authority decided that since there is no response from the complainant, matter stands closed.
- 6.12 Complaint No.-110/2020 (Akash Wadhwan v/s Sun Hospitality and services Pvt. Ltd). An online complaint was received against project “Sun Escora”. The Authority vide email dated 12/03/2020 informed the respondent that a civil suit is pending before the Hon’ble Civil Judge, JMFC, therefore, the Authority has no locus standi to entertain the said complaint.
- 6.13 Complaint No.-91/2019 (Ashish Rodricks v/s Venkatesh Narayan Prabhu Moni). An online complaint was received against

project “Prabhu Chambers”. During the scrutiny of the complaint, it was observed that, the complaint is filed U/s 18 read with Section 31 RERA Act for determination and payment of compensation. Hence, the matter was referred to the adjudicator on 22/10/2020.

6.14 Complaint No.-106/2019 (Ashish Rodricks v/s K.D. Constructions). The Authority vide Roznama order dated 23/10/2020 decided that the complaint is related to payment of interest and compensation which comes under Sec 12 & 18 of the Act. For the purpose of determining compensation the matter was referred to the Adjudicating Officer.

6.15 Complaint No.-55/2019(Shrinivas Kamat v/s Kalash Real Estate Developers). The Authority vide order dated 11/02/2021 directed the respondent to pay a penalty of Rs.39,79,000/- (Rupees Thirty Nine Lakh Seventy nine thousand only) within a period of two months. Respondent also directed to register the project “Manual Vincente Arcade”. However, the said order has not been complied by the respondent, hence the matter has been referred to the Revenue Authority for execution.

6.16 Complaint No.-121/2020 (Dr. Mrs. Minoor Ratan v/s Ryago Hotels Pvt. Ltd. Represented by Mr. Varun Nagpal). The Authority vide order dated 05/03/2021 decided that:

- (a) The respondent is directed to demolish the temporary structure completely within 15 days. The complainant is not required to pay interest charge as claimed by the respondent. The complainant directed to clear remaining amount within 15 days after demolition of temporary structure in front of villa. Respondent directed to hand over possession of villa after receipt of final payment. The respondent will charge maintenance charges from date of

possession, however, if complainant fails to clear arrears within stipulated date of the order, the respondent is free to charge the maintenance charges after the date on which complainant is required to pay arrears.

- 6.17 Complaint No.-107/2020 (Rohit Savio Varela v/s Naiknavare Construction Pvt. Ltd). The Authority vide Roznama order dated 09/03/2021 dismissed the complaint as withdrawn as the complainant filed an application for withdrawal on the grounds that the matter is settled.
- 6.18 Complaint No.-119/2020 (Sunita Naik / Digamber Naik v/s Libania Gomes and Andre Gomes). The Authority vide order dated 12/03/2021 disposed the said matter since the project is not a subject matter of registration under the Act, and hence beyond jurisdiction.
- 6.19 Complaint No.-127/2020 (Jose Cabral & Jimmy Cabral v/s Kiran Dabholkar). The Authority vide order dated 18/03/2021 directed the promoter to pay penalty of Rs. 5,00,000/- and make application with all documents and fees within 15 days and register the project "Surya Kiran Residency". However, the said order has not been complied by the respondent, hence, the matter has been referred to the Revenue Authority for execution. The matter was also referred to the Adjudicating Officer for deciding compensation.
- 6.20 Complaint No.-118/2020 (Vanshika Rane v/s Sandeep Shirodkar). The Authority vide order dated 26/03/2021 directed the promoter to pay penalty of Rs. 5,00,000/- and make application with all documents and fees within 15 days and register the project "Varadhraj Greens". However, the said order has not been complied by the respondent, hence, the matter has been referred to the Revenue Authority for execution. The matter

was also referred to the Adjudicating Officer for deciding compensation.

- 6.21 Project No.-256/2018 (Karekar Avenue 3 by Reuben Karekar). The Authority vide order dated 08/07/2020 decided to accord registration to the project “Karekar Avenue-3”, considering date of application i.e. 23/03/2018 even though the occupancy certificate has been received on 25/03/2019.
- 6.22 Project No.-194/2018 (Amethyst by M/s A.K. Real Estate and Developers). The Authority vide order dated 04/09/2020 decided to reject the application for registration of the project “Amethyst” as developer failed to furnish relevant documents inspite of giving several opportunities.
- 6.23 Project No.-275/2018 (Aman's Carlos Paraiso by Adam Abdul Jumma Proprietor, Aman Builder & Developers). The Authority vide order dated 14/10/2020 decided to accord registration to the project “Aman's Carlos Paraiso.”
- 6.24 Project No.-134/2018 (EMPIRE HERITAGE by promoter Gous Mohamad M. Shiraguppi). The Authority vide order dated 25/11/2020 decided to reject the application for registration, since the applicant has not submitted necessary documents for registration of the project “Empire Heritage”.
- 6.25 Project No.-234/2018 (AREIA DE GOA block No. C,G&F by M/s Elite Concergence Developers). The Authority vide order dated 25/11/2020 decided to reject the application for registration since the promoter failed to appear for the hearings and has not submitted mandatory documents required for the purpose of registration of project “Areia de Goa block No. C,G&F”.

**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

- Two Appeals Filed before RERA Appellate Tribunal between 1st April 2020 – 31st March 2021.

Sr. No.	Case No.	Name	Date of filing of appeal	Remark
1.	MCA/41/2020	Prabhu Construction (Rep. by Venkatesh Narayan Prabhu Moni) V/s Goa RERA	28-08-2020	Pending
2.	Real Estate Appeal 3/2020	Kashinath J. Shetye V/s M/s Civilco Engineers & others	27-10-2020	Pending

- Two writ Petitions filed before High Court between 1st April 2020 – 31st March 2021.

<b>Sr. No.</b>	<b>Case No.</b>	<b>Name</b>	<b>Filed on</b>	<b>Disposed on</b>
1	W.P.4/2021, Misc 1386/2021	M/s Prabhu Constructions V/s Jitesh Jivaji Kamat & others	11-01-2021	Disposed on 14/07/2021
2	W. P. 22/2021	Rajiv Builders V/s Goa RERA	13-01-2021	Disposed on 10/02/2021

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

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

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

- No advocacy measures were undertaken.

## **14. Administration and Establishment Matters.**

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

- The Authority has been 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 (01.04.2020 to 31.03.2021)
- Shri. J.B. Singh, IAS (Retired), Member, Goa RERA (01.04.2020 to 31.03.2021)
- Smt. Vijaya D. Pol, District Judge (Retired), Member, Goa RERA (10.12.2020 to 31.03.2021)

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

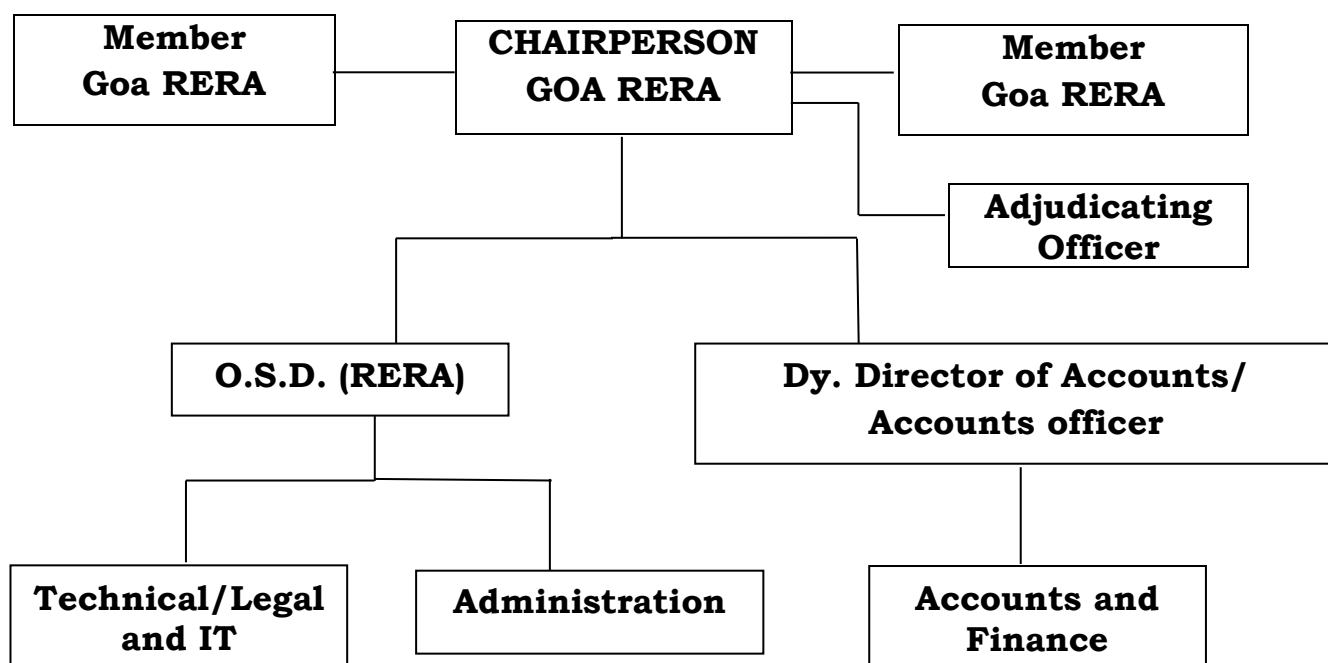
(a) • Two adjudicating officers appointed with effect from 25.03.2021 are as following:

- 1) Shri. Ashley Leonard Camillo Noronha, District Judge (Retired).
- 2) Shri. Deoram Narayan Argade, District Judge (Retired).

(b) • Two adjudicating officers who demitted office are as following:

- 1) Smt. Vijaya D. Pol, District Judge (Retired)
- 2) Smt. Vandana M.P. Tendulkar, 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:

<b>Sr. No.</b>	<b>Designation of post</b>	<b>No. of posts</b>	
1	Officer on Special Duty	1	Additional charge
2	Deputy Director of Accounts	1	On additional charge
3	Deputy Town Planner	1	On work arrangement from TCP
4	Draughts man	1	On work arrangement from TCP
5	Head Clerk	1	Retired person on Contract basis
6	Technical Assistant	1	On contract from Goa Electronics Ltd.
7	Accounts Clerk/ U.D.C	1	On work arrangement from GSUDA
8	Lower Division Clerk	1	On work arrangement from GSUDA
9	Data Entry Operators	5	On contract from Goa Electronics Limited and Info Tech Corporation of Goa Ltd.
10	Peon	01	Retired person on contract basis.
11	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	110.23
1	By Fees	110.23
2	By Charges	-
3	By Fines	-
4	By Others	-
(c)	The interest accrued on the amounts referred to in clauses (a) to (b)	21.73

**(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	67.15
2.	Travelling Expenses	1.31
3.	Hire of Vehicle	26.62
4.	Office Expense	39.14
5.	Miscellaneous	0.52
	<b>Total</b>	<b>134.74</b>

**(iv) Audit**

- The Audit of the Annual Statement of Accounts for the financial year 2020-21 by the Comptroller and Accountant General (CAG) has been completed. The Audit report has been 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**

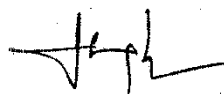
- Authority has mainly concentrated on registration of ongoing real estate projects, agents and complaint redressal, and further initiated measures to strengthen the IT application portal jointly with the Goa Electronics Limited for online registration of real estate projects, agents and complaints,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

## **21. Right to Information**

- During the period, the authority has received 08 applications under the RTI Act, 2005. These applications decided within the prescribed time limit. Neither First appeal nor Second appeal preferred during the period.



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



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



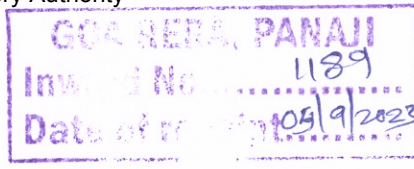
**S.Kumaraswamy**  
**IAS(Retd.)**  
**Chairperson, Goa RERA**

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

**ANNUAL STATEMENT OF  
ACCOUNTS 2020-2021  
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 2020-21</b>	<b>37-40</b>
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<b>4. Balance Sheet .....</b>	<b>43</b>
<b>5. Significant Accounting Policies and Notes to Accounts for the year 2020-21 .....</b>	<b>44-45</b>



No. AG/Goa/SAR/GRERA/2020-21/2023-24/344



कार्यालय प्रधान महालेखाकार, गोवा,  
ऑडिट भवन, ग्रीन वैली

आलतो परवरी, गोवा - 403521  
Office of the Pr. Accountant General, Goa  
Audit Bhavan, Green Valley  
Alto Porvorim, Goa - 403521  
Tel (D) 2416112 EPABX: 2416224/25,  
E-Mail: [agaugoa@cag.gov.in](mailto: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 2020-21 के लिए गोवा रियल एस्टेट रेगुलेटरी अथॉरिटी (GRERA), पणजी-  
गोवा के लेखों पर पृथक लेखापरीक्षा प्रतिवेदन।

महोदय,

वर्ष 2020-21 के लिए गोवा रियल एस्टेट नियामक प्राधिकरण (GRERA) के वार्षिक लेखाओ के प्रमाणित लेखा तथा पृथक लेखापरीक्षा प्रतिवेदन, प्रमाण पत्र के साथ अग्रेषित किए जा रहे हैं।

प्रामाणित वार्षिक लेखे 2020-21 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 लेखाओ 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 दस्तावेजो 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 2020-21 (including the audit certificate) for the year is forwarded herewith.

The Audit Report and the certified annual accounts for the year 2020-21 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 2021.**

We have audited the attached Balance Sheet of Goa Real Estate Regulatory Authority, Panaji, Goa as at 31 March 2021 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 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:

**Income and expenditure Account for the period 2020-21**

**Expenditure:**

1. Vide para No. No. A(1) (a) under basis for preparation of financial statements of Significant Accounting Policies (Schedule T), it has been stated that the financial statements are prepared in accordance with the Generally Accepted Accounting Principles (GAAP) in India. It is also stated under para No. A(1)(c) that the Authority follows cash system of accounting. The latter statement contradicts the former, as the fundamental accounting assumption of 'accrual basis' was not followed by the Authority in the preparation of financial Statements.

Due to non-compliance to the accrual basis of accounting, Expenses and Current Liabilities for the year are understated to the extent of ₹ 9.17 lakh under each head. Consequently, Net Surplus is overstated by ₹ 9.17 lakh.

- 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 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 2021; and
  - b. In so far as it relates to the Income and Expenditure Accounts of the surplus for the year ended on that date.

**Sd/-**  
**Principal Accountant General**

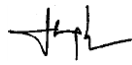
**GOA REAL ESTATE REGULATORY AUTHORITY**  
**DEPARTMENT OF URBAN DEVELOPMENT**  
**GOVERNMENT OF GOA**  
**101,1st Floor, 'SPACES' Building, Plot No. 40, EDC patto Plaza , Panaji 403001 GOA**  
**FORM "A"**  
**ANNUAL STATEMENT OF ACCOUNTS**  
[See sub-rule (1) of rule 3]  
**RECEIPTS AND PAYMENTS ACCOUNT**  
**For the year ended 31.03.2021**


(In Rupees)

A/c Code	Receipts	Current Year as on 31.03.2021	Previous year as on 31.03.2020	A/c Code	Payments	Current Year as on 31.03.2021	Previous year as on 31.03.2020
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	5,91,79,688.14	4,28,18,164.40	13.1	By Pay and Allowances	58,85,192.00	16,30,081.00
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	<b>By Travelling Expenses</b>		
2.1	To Fees	1,10,23,361.00	1,17,30,905.00	13.3.1	By Overseas	-	-
2.2	To Charges			13.3.2	By Domestic	-	-
2.3	To Fines		10,16,744.00	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	14,50,317.24	1,00,00,000.00	14.3	By Other benefits	-	-
3.2	To Other (specify)			14.4	<b>By Travelling Expenses:</b>		
4	To Gifts			14.4.1	By Overseas	-	-
5	To Seminars and Conferences			14.4.2	By Domestic	1,31,408.00	46,400.00
6	To Sale of Publications		-	15	<b>By Staff:</b>		
7	<b>To Income on Investments &amp; deposits</b>			15.1	By Pay and Allowances	8,29,631.00	4,81,730.00
7.1	To Income on Investments			15.2	By Retirement benefits	-	-
7.2	To Income on Deposits- Interest on SB	7,04,801.00	16,53,669.00	15.3	By Other Benefits	-	-
8	<b>To Loans:</b>			15.4	<b>By Travelling Expenses:</b>		
8.1	To Government			15.4.1	By Overseas	-	-
8.2	To Other (specify)			15.4.2	By Domestic	-	8,356.00
	Exempted registrations - fees to be re-imbursed	-	-	16	By Hire of Conveyance	26,61,570.00	14,75,310.00
	Expired Registration			17	By wages	-	-
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	37,92,270.60	32,59,770.34
	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	-	19,662.00
11.3	To Miscellaneous	-	-	24	By Publication of Authority	-	-
51	To Other (specify)	-	-	25	By Rent and Taxes	4,282.00	6,252.00
	Fixed deposits	-	-	26	By Interest on Loans	-	-
				27	By Promotional Expenses	-	-
				28	By Membership fee	1,18,014.16	1,00,000.00
				29	By Subscription	-	-
					By Purchase of Fixed Assets	-	-
				30	(As per FA Annx.)	11,04,465.00	10,11,294.70
					<b>By Investments and Deposits:</b>		
				31.1	By Investments	-	-
				31.2	By Deposits	-	-
				32	By Security Deposits	-	-
					<b>By Loans and Advances to:</b>		
				33.1	<b>By Employees:</b>		
				33.1.1	By Bearing Interest	-	-
				33.1.2	By not bearing Interest	-	-
				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	-	-
				35.4	By Misc-	1,60,262.70	938.22
					By Misc- Payment of fine/penalty for the year to the consolidated fund of State Govt. for the Financial Year	74,10,373.00	
				36	<b>By Balance Carried down:</b>		
				36.1	By Bank	4,88,10,381.68	5,91,79,688.14
				36.2	By Cash in hand	5,000.00	5,000.00
	<b>Total</b>	<b>7,23,63,167.38</b>	<b>6,72,24,482.40</b>	<b>Total</b>		<b>7,09,12,850.14</b>	<b>6,72,24,482.40</b>

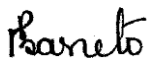
  
Pushpa Rosario Barreto  
Dy. Director of Accounts/  
Accounts Officer (RERA)

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

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

  
S. Kumaraswamy IAS (Retd)  
Chairperson (RERA)

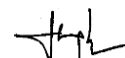
<b>GOA REAL ESTATE REGULATORY AUTHORITY</b> <b>DEPARTMENT OF URBAN DEVELOPMENT</b> <b>GOVERNMENT OF GOA</b> <b>101,1st Floor, 'SPACES' Building, Plot No. 40, EDC patto Plaza , Panaji 403001 GOA</b> <b>INCOME AND EXPENDITURE ACCOUNT</b> <b>For the Period 01.04.2020 to 31.03.2021</b>									
(In Rupees)									
A/c code	Expenditure	Schedule	Current Year as on 31.03.2021	Previous year as on 31.03.2020	A/c code	Income	Schedule	Current Year as on 31.03.2021	Previous year as on 31.03.2020
1	2	3	4	5	1	2	3	4	5
13	<b>To Chairperson and members</b>				2	<b>By Fees, Charges and Fine</b>			
13.1	To Pay & Allowance	H	58,85,192.00	16,30,081.00	2.1	By Fees	P	1,10,23,361.00	1,17,30,905.00
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)	Q	-	-
13.3.2	To Domestic			-	3	<b>By Grants</b>			
14	<b>To Officers</b>					By Accounts with Government-	R		
14.1	To Pay and allowances			-	3.1	Grant		14,50,317.24	70,28,499.56
14.2	To Retirement benefits			-		By Others (Cost of Fixed			
14.3	To Other benefits			-	3.2	Assets)			
14.4	To Travelling expense			-	4	By Gifts			
14.4.1	To Overseas			-	5	By Seminars and Conferences			
14.4.2	To Domestic		1,31,408.00	46,400.00	6	By Sale of Publications			
15	<b>To Staff</b>				7	<b>By Income on Investments and Deposits</b>			
15.1	To Pay and Allowances		8,29,631.00	4,81,730.00	7.1	By Income on Investments			
15.2	To Retirement benefits			-	7.2	By Income on Deposits-		21,73,021.00	16,53,669.00
15.3	To other benefits			-		By Interest on Loan and			
15.4	To Travelling Expenses			-	11.2	Advances			
15.4.1	To Overseas			-	12	<b>By Miscellaneous Income</b>			
15.4.2	To Domestic	I	-	8,356.00		By excess of expenditure over			
16	Conveyance	J	26,61,570.00	14,75,310.00		income			
17	To Wages			-	12.1	(Transferred to capital fund			
18	To Overtime			-		account)			
19	To Honorarium			-					
20	To Other Office Expenses	K	37,92,270.60	32,59,770.34					
21	To Expenditure on Research			-					
22	To Consultation Expenses			-					
23	To Seminars and Conference	L	-	19,662.00					
24	To Publication of Authority			-					
25	To Rent and Taxes	M	4,282.00	6,252.00					
26	To Interest on Loans			-					
27	To Promotional Expenses	N	-	-					
28	To Membership Fees		1,18,014.16	1,00,000.00					
29	To Subscription			-					
35	<b>To Others</b>								
35.1	To Leave Salary and Pension			-					
35.2	To Contribution			-					
35.3	To Audit Fees			-					
35.4	To Miscellenous-	O	51,610.70	938.22					
37	To Depreciation			-					
48	To loss on sale of assets			-					
49	To Bad Debt written off			-					
50	To Provision for Bad & Doubtful Debts			-					
	To Excess income over expenditure (Transferred to Capital Account)		11,72,720.78	1,33,84,574.00					
	<b>TOTAL</b>		<b>1,46,46,699.24</b>	<b>2,04,13,073.56</b>		<b>TOTAL</b>		<b>1,46,46,699.24</b>	<b>2,04,13,073.56</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)

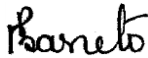


S. Kumaraswamy IAS (Retd)  
Chairperson (RERA)

**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 2021**

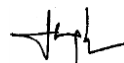
A/c code	Liabilities	Schedule	Current Year as on 31.03.2021	Previous year as on 31.03.2020	A/c code	Assets	Schedule	Current Year as on 31.03.2021	Previous year as on 31.03.2020
1	2	3	4	5	1	2	3	4	5
40.	<b>Funds</b>		-	-	43.	<b>Fixed assets</b>		-	-
40.1	Income over Expenditure/	A	4,85,65,785.68	4,73,93,064.90	43.1	Gross Block at cost	D	16.00	10.00
40.2	Other Funds (specify)		-	-	43.2	Net Block		-	-
	Real Estate Regulatory fund	B	-	25,54,776.24	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	-
42.	Current Liabilities and provision	C	17,17,832.00	92,36,857.00	3.1	Account with Government		-	-
					45.	Sundry Debtors		-	-
					36.	Cash and Bank Balances	F	5,01,73,481.68	5,91,84,688.14
					46.	Other Current Assets	G	-	-
	<b>Total</b>		<b>5,02,83,617.68</b>	<b>5,91,84,698.14</b>		<b>Total</b>		<b>5,02,83,617.68</b>	<b>5,91,84,698.14</b>
	Accounting Policies and Notes to accounts	S							



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 2020-2021**

**(A) SIGNIFICANT ACCOUNTING POLICIES**

**(1) Basis for preparation of financial statements**

- a. The Authority followed cash based accounting system for the Financial Year 2020-2021
- b. The Authority recognizes significant items of income & expenditure on cash based accounting system.
- c. The Authority will follow Accrual based system of accounting from the Financial Year 2021-2022 onwards as intimated to the CAG.

**(2) Fixed Assets**

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.

**(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**

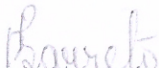
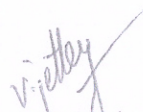
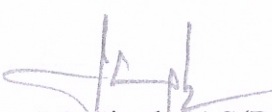

The Authority's revenue consists of Fees and charges, Interest, Income from Investment and deposits.

(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 the penalty of Rs.9.77 lakhs, collected in earlier years which to be refunded to the state Government and 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)
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Dated: 25<sup>th</sup> May, 2023