

**ANNUAL REPORT 2022-2023**  
**AND**  
**ANNUAL STATEMENT OF**  
**ACCOUNTS 2022-2023**  
**GOA REAL ESTATE REGULATORY**  
**AUTHORITY**



<b>CONTENTS</b>	<b>PAGE NO.</b>
<b>Chairperson’s Statement</b>	<b>04</b>
<b>1. Introduction .....</b>	<b>05</b>
1.1. Objectives.....	<b>05</b>
1.2. Important Achievements.....	<b>05</b>
1.3. The Year in Review .....	<b>06</b>
1.4. Capacity Building .....	<b>07</b>
1.5. International Engagement .....	<b>07</b>
1.6. Impact .....	<b>07</b>
<b>2. Registration of promoters and Real estate agents under the Act.</b>	
2.1. In Relation to Promoters.....	<b>07-22</b>
2.2. In Relation to Real Estate Agents.....	<b>22-27</b>
<b>3. Number of cases filed before the Authority and the Adjudicating Officer for settlement of disputes and number of cases disposed .....</b>	<b>27-28</b>
<b>4. Statement on the Periodical survey conducted by the Authority to monitor the compliance of the provisions of the Act by the promoters, allottees, and real estate agents.....</b>	<b>28</b>
<b>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.....</b>	<b>28</b>
<b>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.....</b>	<b>28-91</b>

<b>7. Investigations and inquires ordered by the Authority or the Adjudicating Officer.....</b>	<b>91</b>
<b>8. Orders passed by the Authority and the Adjudicating Officer.....</b>	<b>91</b>
<b>9. Execution of the orders of the Authority and imposition of penalties .....</b>	<b>92</b>
<b>10. Execution of the orders of the Adjudicating Officer and imposition of interest and compensations.....</b>	<b>92-93</b>
<b>11. Appeals .....</b>	<b>93</b>
<b>12. Reference received from the appropriate Government under Section – 33.....</b>	<b>93</b>
<b>13. Advocacy measures under Sub-Section (3) of Section 33 .....</b>	<b>93</b>
<b>14. Administration and Establishment Matters .....</b>	<b>94-95</b>
<b>15. Experts and Consultants engaged .....</b>	<b>95</b>
<b>16. Employee Welfare Measures .....</b>	<b>95</b>
<b>17. Budget and Accounts.....</b>	<b>95-96</b>
<b>18. International Cooperation.....</b>	<b>97</b>
<b>19. Capacity Building .....</b>	<b>97</b>
<b>20. Ongoing Programs .....</b>	<b>97</b>
<b>21. Right to Information .....</b>	<b>97</b>

## **ANNUAL STATEMENT OF ACCOUNTS**

<b>CONTENTS</b>	<b>PAGE NO.</b>
<b>1. Audit Report on the account of Goa RERA for the year 2022-23 .....</b>	<b>100-103</b>
<b>2. Receipts and Payments Accounts .....</b>	<b>104</b>
<b>3. Income and Expenditure Account .....</b>	<b>105</b>
<b>4. Balance Sheet .....</b>	<b>106</b>
<b>5. Significant Accounting Policies and Notes to Accounts for the year 2022-23 .....</b>	<b>107-109</b>

## **CHAIRPERSON'S STATEMENT**

It is indeed my privilege to present the Sixth (6<sup>th</sup>) Annual Report 2022-2023 and Annual Statement of Accounts 2022-2023 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 240 real estate projects and 108 real estate agents. The year 2022-2023 has also witnessed brisk progress under real estate sector after emerging from the shadow of Covid-19 pandemic.

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

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



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

## **1. Introduction**

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

### **1.1. Objectives**

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

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

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

- Goa RERA has registered 240 real estate projects and 108 real estate agents from 01.04.2022 to 31.03.2023.
- Goa RERA has decided 88 complaints out of 126 complaints including complaints received during 2018-19, 2019-20, 2020-21 and 2021-22 respectively.
- The Adjudicating Officer has decided 64 compensation cases out of 93 cases including complaints received during 2018-19, 2019-20, 2020-21 and 2021-22 respectively.

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

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

The Authority has decided 88 complaints out of 126 complaints and adjudicated 64 compensation matters out of 93 cases under Section 31 of the Real Estate (Regulation and Development) Act, 2016.

#### **b) Legislative Work**

Goa RERA has issued following Circulars, Orders, Standard Operating Procedures for ease of clarity with respect to registration, extension and monitoring of real estate Projects, Agents.

- (i) Circular dated 04/10/2022 regarding registration of Joint Development Agreement between Promoter/Builder and Land Owner.
- (ii) Circular dated 04/10/2022 regarding Submission of Conversion Sanad for registration of real estate projects by the promoter/builder.
- (iii) Circular dated 25/01/2023 regarding online application for Extension of registration of projects.
- (iv) Circular dated 07/02/2023 regarding online application for Renewal of registration of Agents.
- (v) Circular dated 31/03/2023 regarding Maharashtra Real Estate Appellate Tribunal to perform the functions of the Goa Real Estate Appellate Tribunal.
- (vi) Standard Operating Procedure for Registration of real estate projects under Section 3 of the Real Estate (Regulation and Development) Act, 2016.
- (vii) Standard Operating Procedure for cancelling registered real estate projects.

#### **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. The Authority brought out changes in online complaint format; online project extension; Agent renewal; user guidelines uploaded for promoters and agents to update their web page; MIS report shown in public view; categorization of cancelled, rejected, withdrawn projects and agents; search operation of projects Taluka and District wise incorporated.

#### **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 for purchase of flats, apartments, plots, etc. in a transparent manner. RERA enabled consumers a platform for dispute redressal. Around 240 real estate projects and 108 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 240 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 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	Makbul Ahmed Kalsur	OFFICE NO 817, GERA IMPERIUM, NORTH GOA.	RESIDENTIAL	50000	PRGO04221571	05-Apr-22	31-Dec-23	NIL	NIL
2	HANIF MOHAMMED	CLERGY HOMES SHOPPING CENTRE, MARGAO, SOUTH GOA 403601	RESIDENTIAL/COMMERCIAL	115850	PRGO04221599	06-Apr-22	31-Mar-25	NIL	NIL
3	Sabar Real Estate LLP	MSK , NEAR KASHIRAM BHAVAN, PASSPORT OFFICE, PANJRA POLE ROAD, AMBAWADI, AHMEDABAD, GUJARAT. 380015	RESIDENTIAL	50000	PRGO04221602	07-Apr-22	30-Apr-24	NIL	NIL
4	Goldendunes Infratech Private Limited	C 6 VASHISTH MARG HANUMAN NAGAR, BLOCK C VAISHALI NAGAR, JAIPUR, RAJASTHAN. 302021	RESIDENTIAL	69000	PRGO04221554	20-Apr-22	08-Aug-26	NIL	NIL
5	DOMOV HOUSING PRIVATE LIMITED	B - 8, FIRST FLOOR, PANCHSHEEL ENCLAVE, SOUTH DELHI. 110017	RESIDENTIAL	50000	PRGO04221595	20-Apr-22	01-Apr-25	NIL	NIL
6	GURUPRASAD BUILDERS PROPRIETOR MR MAHESH GANESH JOSHI	HOUSE NO. 295 AMBEGAL QUEULA PONDA, NORTH GOA. 403401.	RESIDENTIAL/COMMERCIAL	50000	PRGO04221608	20-Apr-22	10-Feb-25	NIL	NIL
7	SILVA REAL ESTATE AND DEVELOPERS PVT LTD	SHOP NO. 6, MARSHALL RESIDENCY, GROUND FLOOR, CHURCH RD, BETALBATIM, GOA 403713	RESIDENTIAL	50000	PRGO04221614	20-Apr-22	31-Aug-25	NIL	NIL
8	JAI BHUVAN BUILDERS PRIVATE LIMITED	HNO. 468, OFFICE SM/101, NOVA CIDADE COMPLEX, ALTO PORVORIM, GOA	RESIDENTIAL	50000	PRGO04221590	20-Apr-22	31-Mar-25	NIL	NIL
9	DLF EXCLUSIVE FLOORS PRIVATE LIMITED	2ND FLOOR, DLF GATEWAY TOWER, R-BLOCK, DLF CITY, PHASE - III GURGAON, HARYANA 122002	RESIDENTIAL	1000000	PRGO04221606	20-Apr-22	31-Mar-27	NIL	NIL
10	CITYSCAPE DEVELOPERS THROUGH PROPRIETOR MR DAMODAR CHANDRAKANT KARAPURKAR	6, SUNGLOW CD COUNTRYSIDE, NEAR PWD WATER SUPPLY DEPT., MURIDA FATORDA, MARGAO SALCETE, GOA	RESIDENTIAL/COMMERCIAL	50000	PRGO04221604	21-Apr-22	31-Dec-24	NIL	NIL
11	Gaurav Jain	VEERA STRAND PARK, 1/38, GAURAWADDO, CALANGUTE, BARDEZ, NORTH GOA 403516	RESIDENTIAL	50000	PRGO04221611	22-Apr-22	30-Jun-23	NIL	NIL
12	MS Avon Shire Developments	H. NO.249/1-A1, SOCOLWODDO, ASSAGAO, BARDEZ, MAPUSA, NORTH GOA 403507	RESIDENTIAL	50000	PRGO04221622	25-Apr-22	23-Feb-26	NIL	NIL
13	OMKAR BUILDER AND DEVELOPER THROUGH PROPRIETOR Mrs MANSI MAHESH TALEKAR	FLAT NO- S F-2 LAXMINARAYAN KRUPA, CANDOLA, MARCELA., NORTH GOA	RESIDENTIAL	50000	PRGO05221627	06-May-22	01-Apr-25	NIL	NIL
14	Bethseda Real Estate	H NO 31 GUNEAVADDO, VARCA, SOUTH GOA	RESIDENTIAL	50000	PRGO05221613	06-May-22	22-Mar-26	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)
15	DINESH RAVEENDRAN	SHOP NO G 02, MACEDO APARTMENT, TISKA, PONDA, NORTH GOA	RESIDENTIAL	50000	PRGO05221617	06-May-22	31-May-25	NIL	NIL
16	MAYALAND PROPERTIES PVT LTD	GROUND FLOOR, SHOP NO 875, SONAR WADDO, SUB DISTRICT - BARDEZ, VILLAGE PANCHAYAT OF VERLA, NORTH GOA	RESIDENTIAL	50000	PRGO05221635	06-May-22	31-Mar-24	NIL	NIL
17	Radiane Estates	SHOP NO 6, COELHO APTS, BEHING PANDVA COPEL, AQUEM, MARGAO. GOA	RESIDENTIAL	50000	PRGO05221572	06-May-22	17-Mar-24	NIL	NIL
18	Ms Sun Estates Developers Limited Liability Partnership	H.NO. 331/3, OPPOSITE BANK OF INDIA, BHATTIWADA, NERUL, NORTH GOA	RESIDENTIAL	50000	PRGO05221587	10-May-22	10-Feb-26	NIL	NIL
19	Ms Bennet and Bernard Custom Homes Private Limited	1ST FLOOR, MATHIAS HOUSE, CAMPAL, PANAJI-GOA	RESIDENTIAL	50000	PRGO05221632	10-May-22	31-Dec-24	NIL	NIL
20	Aura Builders & Developers	G-8 DONA TRISHA BLDG, OPP MANIPAL HOSPITAL, DONA PAULA, GOA	RESIDENTIAL/COMMERCIAL	50000	PRGO05221607	10-May-22	31-May-25	NIL	NIL
21	Ms Sun Estates Developers Limited Liability Partnership	H.NO.331/3, OPPOSITE BANK OF INDIA, BHATTIWADA, NERUL, NORTH GOA	RESIDENTIAL	50000	PRGO05221597	10-May-22	10-Mar-26	NIL	NIL
22	SAMARTH ERECTORS	M-10, MAHALAXMI NIWAS, CHIDVILAS COLONY, ST. INEZ, POST CARANZALEM, PANJIM, GOA	RESIDENTIAL	50000	PRGO05221605	11-May-22	31-Dec-24	NIL	NIL
23	Ms Bennet and Bernard Custom Homes Private Limited	1ST FLOOR, MATHIAS HOUSE, CAMPAL, PANAJI, GOA	RESIDENTIAL	50000	PRGO05221639	13-May-22	31-Dec-24	NIL	NIL
24	AVE Miriam Resorts Private Limited	AVE MIRIAM PIRNI, NAGOA, VERNA, SALCETE, SOUTH GOA 403722	RESIDENTIAL	50000	PRGO05221600	16-May-22	31-Dec-25	NIL	NIL
25	SHELDON CONSTRUCTIONS THROUGH PROPRIETOR MR SHELDON FIDELES DSOUZA	HOUSE NO. 825, MATHIAS HOUSE, SIRIDAO SLOPE, NEAR HOLY CROSS BAMBOLIM COMPLEX, GOA	RESIDENTIAL	50000	PRGO05221628	16-May-22	30-Apr-24	NIL	NIL
26	NAYAB BUILDERS AND DEVELOPERS	NAYAB RESIDENCY, BEHIND KESARVAL RESORT, VERNA, GOA	RESIDENTIAL	50000	PRGO05221610	18-May-22	28-Feb-25	NIL	NIL
27	GOLDSTAR CONSTRUCTION PROPRIETOR MR SIDDHANT SHIVRAJ POROB	PEREIRA MEDICARE RESEARCH CENTER, 12/70/B1, AVDHUT NIWAS, HUTATMA VINAYAK SAPTE MARG, KHORLIM MAPUSA, GOA 403507	RESIDENTIAL	50000	PRGO05221641	18-May-22	30-Apr-26	NIL	NIL
28	Rajesh Tarkar	708 709 710 GERA IMPERIUM STAR NEXT TO CENTRAL LIBRARY EDC PATTO PANAJI, NORTH GOA	RESIDENTIAL	50000	PRGO05221631	18-May-22	21-Nov-26	NIL	NIL
29	CATARINA DEVELOPERS THROUGH PROPRIETOR MRS CATARINA MARTINHA GONSALVES	H NO 243/A CHANDO NAIK WADO SALCEETE, ORLIM SOUTH GOA 403724	RESIDENTIAL	50000	PRGO05221646	18-May-22	30-Apr-26	NIL	NIL
30	Sua Constructions	SHOP NO 2, LAKE PLAZA, FATORDA, GOA	RESIDENTIAL	50000	PRGO05221616	19-May-22	30-Oct-23	NIL	NIL
31	NOOR AHMED MEHABOOB SAB BADRAPUR	11/2 G/142 GAULEM BHAT, PUNDLIK CHAMBER CHIMBEL, GOA	RESIDENTIAL	50000	PRGO05221511	25-May-22	04-Jan-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)
32	KAKA BUILDERS PROPRIETOR MR SHANKARRAO APPASAHEB DESAI	H.NO. 9/1728, MAVLANGTAD SANQUELIM, BICHOLIM, GOA , 403505	RESIDENTIAL/ COMMERCIAL	50000	PRGO05221643	25-May-22	31-Mar-25	NIL	NIL
33	WE BUILDERS AND DEVELOPERS	H.NO. 435/D, GUNNEVADDO, VARCA, GOA	RESIDENTIAL/ COMMERCIAL	50000	PRGO05221652	27-May-22	31-Jan-26	NIL	NIL
34	MS ISHAN VENTURES THROUGH ITS SOLE PROPRIETOR MR PARIJAT PRAKASH PRABHUDESAI	2ND FLOOR, OFFICE NO. 208/209/210, LAKE PLAZA, SH 5, FATORDA, GOA	RESIDENTIAL	50000	PRGO06221630	02-Jun-22	31-Mar-27	NIL	NIL
35	Supreme Realtors	SUPREME BEHIND NEW TELEPHONE EXCHANGE, OPPOSITE BOMBI HOUSE, POST BOX 778, COMBO, MARGAO, SOUTH GOA 403601	RESIDENTIAL/ COMMERCIAL	50000	PRGO06221636	03-Jun-22	31-Dec-24	NIL	NIL
36	VILLAGGIO FAIR GREEN VENTURES LLP	FLOOR NO 4, BUILDING NO 4, FLAT NO 2, MODELS, EXOTICA, ST. INEZ, PANAJI, NORTH GOA	RESIDENTIAL	50000	PRGO06221662	07-Jun-22	31-May-25	NIL	NIL
37	CALANGUTE HEIGHSTS AOP	G-3 GROUND FLOOR, M-59, LAJPAT NAGAR-2, NEW DELHI, 110024	RESIDENTIAL	50000	PRGO06221655	09-Jun-22	31-Dec-22	NIL	NIL
38	AARIKTA DEVELOPERS	H. NO. 259/A , BELLA VISTA VADDO, SIRSAIM, BARDEZ GOA	RESIDENTIAL	50000	PRGO06221663	10-Jun-22	13-Apr-25	NIL	NIL
39	Vishnu Prabhu Nasnodkar	FLAT NO. CG2, GROUND FLOOR, GARDEN VILLA APPTS, BEHIND BANK OF MAHARASTRA, GOGOL MARGAO, GOA	COMMERCIAL	50000	PRGO06221653	14-Jun-22	23-Mar-26	NIL	NIL
40	ANAND BOSE CONSTRUCTIONS PVT LTD	801, ANAND SQUARE-B, NEAR SANEEVANI HOSPITAL, BAINA, VASCO, GOA	RESIDENTIAL	50000	PRGO06221660	14-Jun-22	30-Apr-25	NIL	NIL
41	GULSHAN HOMEZ AND DEVELOPERS	1718, JOURNALIST COLONY, PORVORIM, GOA	RESIDENTIAL	51330	PRGO06221598	14-Jun-22	31-Dec-24	NIL	NIL
42	Sheraton Realtors LLP	FLAT NO D 005, GROUND FLOOR, THE ETERNAL WAVE, PORBO VADDO, CALANGUTE, NORTH GOA, 403516	RESIDENTIAL	50000	PRGO06221648	14-Jun-22	31-Dec-22	NIL	NIL
43	L & B ASSOCIATES	JEWEL HEIGHTS, SHOP NO. 1 &2, MAPUSA COURT GARDEN, ALTINHO, MAPUSA, BARDEZ, NORTH GOA	RESIDENTIAL	50000	PRGO06221654	14-Jun-22	12-Aug-21	NIL	NIL
44	L & B ASSOCIATES	JEWEL HEIGHTS,SHOP NO. 1 &2, MAPUSA COURT GARDEN, ALTINHO, MAPUSA, BARDEZ, NORTH GOA	RESIDENTIAL	50000	PRGO06221656	14-Jun-22	31-Dec-24	NIL	NIL
45	Rio LuxuryHomes Pvt Ltd	ALDEIA SERENIS, BOUTA VADDO, ASSAGAO, BARDEZ GOA	RESIDENTIAL	129500	PRGO06221651	17-Jun-22	30-Aug-24	NIL	NIL
46	EQUIKNOX HOMES AND INVESTMENT VENTURES LLP	UNIT NO. 611, GERAS IMPERIUM , PATTO PLAZA, PANAJI, NORTH GOA, 403001	RESIDENTIAL	50000	PRGO06221667	17-Jun-22	31-May-25	NIL	NIL
47	GTB VENTURES PROPRIETOR MR KANWALJIT SINGH ARORA	IGREZ WADO, MARNA, SIOLIM, NORTH GOA, 403516	RESIDENTIAL/ COMMERCIAL	50000	PRGO06221689	22-Jun-22	30-Jun-25	NIL	NIL
48	Emgee Housing Private Limited	608, 6TH FLOOR, CITI CENTRE, PATTO PLAZA, PANJIM, GOA	RESIDENTIAL	50000	PRGO06221670	22-Jun-22	31-Aug-24	NIL	NIL

S No.	NAME OF PROMOTER	ADDRESS OF PROMOTER	DESCRIPTION OF PROJECT FOR WHICH REGISTRATION HAS BEEN ISSUED	FEES PAID	REGISTRATION NUMBER	DATE OF ISSUE OF REGISTRATION	DATE OF WHICH REGISTRATION EXPIRES	DATE OF EXTENSION OF REGISTRATION WITH PERIOD OF EXTENSION	REMARK
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
49	SPECTRUM DEVELOPERS	VILLA NO. B21, AGUADA, SINGERIM BARDEZ, GOA	RESIDENTIAL	50000	PRGO06221671	22-Jun-22	30-Oct-25	NIL	NIL
50	Mr JILANI HALIHUSOOR	H NO. H-28/A, NR. MODEL SCHOOL GOGOL, SOUTH GOA 403601	RESIDENTIAL/COMMERCIAL	50000	PRGO06221657	23-Jun-22	16-Feb-26	NIL	NIL
51	Madhavi Investment & Trading Pvt Ltd	2ND FLOOR, ROSHAN MAHAL, SWATANTRA PATH, VASCO-DA-GAMA, GOA	RESIDENTIAL/COMMERCIAL	50000	PRGO06221664	23-Jun-22	01-Dec-26	NIL	NIL
52	M S K BUILDING SYSTEMS PROPRIETOR MR MAKBUL AHMED S KALSUR	OFFICE NO 817, GERA IMPERIUM, NORTH GOA	RESIDENTIAL	50000	PRGO06221690	27-Jun-22	01-Apr-24	NIL	NIL
53	YATIN ULHAS PHALDESSAI PROP YASH CONSTRUCTIONS	B203 2ND FLOOR PEREIRA PLAZE, OPP HOSPICIO HOSPITAL, MARGAO, GOA	RESIDENTIAL/COMMERCIAL	50000	PRGO06221676	27-Jun-22	07-Feb-25	NIL	NIL
54	SKY DEVELOPERS	SHOP NO. 1, ORIAN BUILDING, B GUEDES ROAD, MARKET AREA, PANAJI -GOA 403001	RESIDENTIAL/COMMERCIAL	50000	PRGO06221668	27-Jun-22	31-May-25	NIL	NIL
55	Nanu Estates Private Limited	NANU HOUSE, VARDE VALULIKAR ROAD, SOUTH GOA	RESIDENTIAL/COMMERCIAL	50000	PRGO06221688	28-Jun-22	31-Mar-27	NIL	NIL
56	Nanu Estates Private Limited	NANU HOUSE, V V ROAD, MARGAO, GOA	RESIDENTIAL/COMMERCIAL	50000	PRGO06221629	28-Jun-22	31-Mar-27	NIL	NIL
57	MS SHARAYU GLOBAL	OFFICE NO 111, GERA IMPERIUM II, PATTO - PLAZA, PANAJI, GOA	RESIDENTIAL	50000	PRGO06221687	28-Jun-22	06-Apr-25	NIL	NIL
58	ROYAL BUILDERS AND REAL ESTATE DEVELOPERS	SHOP NO 5 ROYAL CLASSIC BUILDING, DONGORIM, NAVELIM, SALCETE, GOA	RESIDENTIAL/COMMERCIAL	50000	PRGO07221650	05-Jul-22	02-Mar-25	NIL	NIL
59	Kayji Real Estate Private Limited	ANAND BHAVAN, OLD STATION ROAD, MARGAO, SALCETE, SOUTH GOA	RESIDENTIAL	50000	PRGO07221665	05-Jul-22	31-Dec-27	NIL	NIL
60	VILLAGGIO ESTATES LLP	4TH FLOOR, BUILDING NO.04/FLAT NO.02, MODELS EXOTICA, ST INEZ ROAD, PANAJI, C85 GOA, 403001	RESIDENTIAL/COMMERCIAL	50000	PRGO07221683	05-Jul-22	30-Jun-25	NIL	NIL
61	Shantilal Real Estate Services	11 APNA BAZAR, 1ST FLOOR, VASCO DA GAMA, SOUTH GOA	PLOTTED DEVELOPMENT	205670	PRGO07221658	11-Jul-22	30-Jun-23	NIL	NIL
62	RYAGO HOTELS PRIVATE LIMITED	61, VIRAJ SILVERENE CHS LTD, 321, HILL ROAD, OPP MEHBOOB STUDIO, BANDRA (W), MUMBAI - 400050	RESIDENTIAL	50000	PRGO07221681	14-Jul-22	30-Jun-25	NIL	NIL
63	Vision Dempo Hospitality & Estates Pvt. Ltd.	VISION HOUSE, H.NO.179 C1, BAIRO ALTO DOS PILOTOS, JOSE FALCAO ROAD, NEXT TO THE CROWN GOA, NORTH GOA	RESIDENTIAL	50000	PRGO07221645	14-Jul-22	31-Dec-25	NIL	NIL
64	VIANAAR HOMES PRIVATE LIMITED	97-B, MANEKSHAW ROAD ANUPAM GARDEN, SAINIK FARM NEW DELHI -110062	RESIDENTIAL	50000	PRGO07221692	14-Jul-22	30-Apr-25	NIL	NIL
65	OLALIAN ESTATE PRIVATE LIMITED	H.NO. 325, KHALAP WADDO, CANCA, NORTH GOA	RESIDENTIAL	50000	PRGO07221693	14-Jul-22	31-Mar-25	NIL	NIL
66	SYDNEY SALDANHA	H.NO. 138 VAIGUIN VADDO, NACHINOLA BARDEZ GOA	RESIDENTIAL/COMMERCIAL	50000	PRGO07221666	14-Jul-22	30-Jul-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)
67	Seshgiri Anand Bene	S 3 LOUISE NORA MENSION A 2ND FLOOR, OPP. PADMA PHARMACY NEAR PANDAV CHAPEL AQUEM MARGAO SALCETE, GOA	COMMERCIAL	50000	PRGO07221678	15-Jul-22	11-Feb-25	NIL	NIL
68	RYAGO HOTELS PRIVATE LIMITED	61, VIRAJ SILVERENE CHS LTD, 321, HILL ROAD, OPP MEHBOOB STUDIO, BANDRA (W) MUMBAI, MAHARASHTRA. 400050	RESIDENTIAL	50000	PRGO07221717	18-Jul-22	30-Apr-25	NIL	NIL
69	ADHITRUM HOMES LLP	204/59, NEHRU PLACE, NEAR SONA SWEET, NEW DELHI, SOUTH DELHI, 110019	RESIDENTIAL	50000	PRGO07221686	20-Jul-22	31-Dec-25	NIL	NIL
70	Feliz Builders	2 <sup>nd</sup> FLOOR OFFICE NO 2 DURGA APARTMENTS, RUI MIRANDA ROAD, MARGAO, GOA	RESIDENTIAL	51770	PRGO07221711	20-Jul-22	01-Jul-27	NIL	NIL
71	AVE Miriam Resorts Private Limited	AVE MIRIAM PIRNI, NAGOA, VERNA, SALCETE, SOUTH GOA 403722	RESIDENTIAL	50000	PRGO07221715	20-Jul-22	30-Jun-26	NIL	NIL
72	AVE Miriam Resorts Private Limited	AVE MIRIAM PIRNI, NAGOA, VERNA, SALCETE, SOUTH GOA 403722	RESIDENTIAL	80650	PRGO07221716	20-Jul-22	30-Jun-27	NIL	NIL
73	VPM REALTY PRIVATE LIMITED	H NO.211/1-A 4 A-103, LANDMARK SANCOALE VILLAGE, MORMUGAO, GOA	RESIDENTIAL	50000	PRGO07221704	20-Jul-22	31-Dec-24	NIL	NIL
74	Pereira Real Estate	S1/G, MARYS ABODE BLDG, SIRVODEM, NAVELIM, GOA	RESIDENTIAL	50000	PRGO07221680	20-Jul-22	30-May-25	NIL	NIL
75	OLALIAN ESTATE PRIVATE LIMITED	H.NO. 325, KHALAP WADDO, CANCA GOA	RESIDENTIAL	50250	PRGO07221712	21-Jul-22	30-Apr-25	NIL	NIL
76	AVE Miriam Resorts Private Limited	AVE MIRIAM PIRNI, NAGOA, VERNA, SALCETE, SOUTH GOA, 403722	RESIDENTIAL/ COMMERCIAL	117420	PRGO07221714	25-Jul-22	30-Jun-25	NIL	NIL
77	MS SIDDHARTH CONSTRUCTIONS THROUGH ITS PROPRIETOR MR MILIND SHARAD SUBHEDAR	MD 25, HOUSING BOARD COLONY,, BAINA, VASCO-DA -GAMA, OPP. MPT WORKSHOP, MORMUGAO, GOA	RESIDENTIAL	50000	PRGO07221673	25-Jul-22	23-Dec-26	NIL	NIL
78	Avtara Homes Private Limited	GROUND FLOOR 481/1-A, SURVEY, 1, CHOVM RD, CALANGUTE, NAIKA VADDO, BARDEZ, NORTH GOA 403114	RESIDENTIAL	50000	PRGO07221659	27-Jul-22	15-May-26	NIL	NIL
79	HAPPY REAALTORS	2, B-207, SALDANHA BUSINESS TOWERS WING B, HUTATMA BALKRISHNA BHOSALE MARG, DANGUI COLONY, MAPUSA, NORTH GOA 403507	RESIDENTIAL	50000	PRGO07221727	27-Jul-22	31-Jul-25	NIL	NIL
80	Arjun Acropolis LLP	UNIT NO. 5, GROUND FLOOR, GERA'S IMPERIUM GRAND, PATTO CENTRE, PANAJI, GOA	RESIDENTIAL	50000	PRGO07221694	28-Jul-22	01-Jun-24	NIL	NIL
81	Arjun Acropolis LLP	UNIT NO. 5, GROUND FLOOR, GERA'S IMPERIUM GRAND, PATTO CENTRE,PANAJI,GOA	RESIDENTIAL	50000	PRGO07221703	28-Jul-22	01-Dec-24	NIL	NIL
82	Arjun Acropolis LLP	UNIT NO. 5, GROUND FLOOR, GERA'S IMPERIUM GRAND, PATTO CENTRE, PANAJI, GOA	RESIDENTIAL	50000	PRGO07221718	28-Jul-22	01-Jun-24	NIL	NIL

S No.	NAME OF PROMOTER	ADDRESS OF PROMOTER	DESCRIPTION OF PROJECT FOR WHICH REGISTRATION HAS BEEN ISSUED	FEES PAID	REGISTRATION NUMBER	DATE OF ISSUE OF REGISTRATION	DATE OF WHICH REGISTRATION EXPIRES	DATE OF EXTENSION OF REGISTRATION WITH PERIOD OF EXTENSION	REMARK
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
83	Soka Promoters LLP	B-3/16, GROUND FLOOR, DLF PHASE 1, GURGAON, HARYANA. 122002	RESIDENTIAL	50000	PRGO07221723	29-Jul-22	30-Jun-26	NIL	NIL
84	JMD DEVELOPERS	FF2 1ST FLOOR GURUDEV MANSION, NEXT TO KTC BUSTAND CURCHOREM, GOA	RESIDENTIAL	50000	PRGO08221612	02-Aug-22	01-May-24	NIL	NIL
85	STYLEPILE CONSTRUCTIONS LLP	MORJIM BEACH, GROUND FLOOR, 1212/1 OLD 116/9, V.P.HOUSE, KANNAIKWADA, PERNEM, MORJIM, NORTH GOA, 403512	RESIDENTIAL	50000	PRGO08221726	05-Aug-22	30-Jun-25	NIL	NIL
86	CLASSIC SQUARES REALTY PRIVATE LIMITED	501, 5TH FLOOR, FORTUNE SQUARE BUILDING, MOROD, MAPUSA, BARDEZ, GOA.	RESIDENTIAL	50000	PRGO08221710	09-Aug-22	31-Dec-24	NIL	NIL
87	Vijay Vassudev Prabhu Dharwadkar	S/O VASSUDEV PRABHU DHARWADKAR, H. NO. E 172, UTTAMNIWAS, OPP BABAJI COLD DRINKS HOTEL, KHORLIM, MAPUSA, BARDEZ GOA - 403507	RESIDENTIAL	50000	PRGO08221730	11-Aug-22	31-Oct-26	NIL	NIL
88	ASBT Associates	OFFICE NO.1, MOHAMMAD TOWERS, NR. GOGOL CIRCLE, GOGOL, MARGAO, GOA.	RESIDENTIAL	50000	PRGO08221738	18-Aug-22	31-Mar-24	NIL	NIL
89	VIKRANT NAIK	302, BLOCK 8, MILROC KADAMBA, BAINGUINIM, OLD GOA	RESIDENTIAL	50000	PRGO08221700	19-Aug-22	09-May-24	NIL	NIL
90	FORTUNES PROPRIETOR MRS CHHAAHNI MISRA	GROUND FLOOR, 278/14 SHOP NO 2B, SERENIDADE, SOCOL VADDO, ASSAGAO, NORTH GOA 403516	RESIDENTIAL	50000	PRGO08221728	19-Aug-22	31-May-26	NIL	NIL
91	Jai Bhuvan Builders Private Limited	H NO. 468, OFFICE SM/101, NOVA CIDADE COMPLEX, ALTO PORVORIM, GOA.	PLOTTED DEVELOPMENT	613090	PRGO08221719	22-Aug-22	30-Apr-24	NIL	NIL
92	CATARINA DEVELOPERS THROUGH PROPRIETOR MRS CATARINA MARTINHA GONSALVES	H NO 243/A, CHANDO NAIK WADO, SALCETE ORLIM, SOUTH GOA 403724	RESIDENTIAL	50000	PRGO08221702	22-Aug-22	15-Feb-22	NIL	NIL
93	ELLORA INFRATECH PRIVATE LIMITED	D-22/5, OKHLA INDUSTRIAL AREA, PHASE 2, NEW DELHI. 110020	RESIDENTIAL	50000	PRGO08221740	25-Aug-22	31-Dec-25	NIL	NIL
94	Soyuz Industrial Resources LLP	VEERA STRAND PARK, 1/38, GAURA VADDO, CALANGUTE, BARDEZ, GOA	RESIDENTIAL	50000	PRGO08221752	25-Aug-22	06-Aug-25	NIL	NIL
95	DEVASHRI NIRMAN LLP	DEMPO TOWER, OFFICE NO 710, SEVENTH FLOOR, EDC-PATTO, PANJIM-GOIA	RESIDENTIAL	50000	PRGO08221729	25-Aug-22	31-Dec-25	NIL	NIL
96	DEVASHRI NIRMAN LLP	DEMPO TOWER, OFFICE NO 710, SEVENTH FLOOR, EDC-PATTO, PANJIM, GOA,	RESIDENTIAL	50000	PRGO08221732	25-Aug-22	31-Dec-25	NIL	NIL
97	ALBERT ESTEVES	301, EDCON MINDSPACE, 3RD FLOOR, OPP CAMPAL TRADE, ST INEZ PANAJI, GOA	RESIDENTIAL	50000	PRGO08221736	25-Aug-22	31-Dec-25	NIL	NIL
98	ANANT LAXMI & SONS VENTURES PRIVATE LIMITED	3RD FLOOR, B 368/S 2, PATEL ESTATE, ALTO BETIM, PORVORIM, BARDEZ, GOA 403101	RESIDENTIAL	78500	PRGO08221737	26-Aug-22	31-Dec-26	NIL	NIL
99	Sre Estate Development	SUPREME, BEHIND NEW TELEPHONE EXCHANGE, OPP. BOMBI HOUSE, COMBA, MARGAO ROAD, GOA	RESIDENTIAL/ COMMERCIAL	50000	PRGO08221746	26-Aug-22	31-Dec-25	NIL	NIL

S No.	NAME OF PROMOTER	ADDRESS OF PROMOTER	DESCRIPTION OF PROJECT FOR WHICH REGISTRATION HAS BEEN ISSUED	FEES PAID	REGISTRATION NUMBER	DATE OF ISSUE OF REGISTRATION	DATE OF WHICH REGISTRATION EXPIRES	DATE OF EXTENSION OF REGISTRATION WITH PERIOD OF EXTENSION	REMARK
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
100	Royal Developers	SHOP NO. S-5, ROYAL CLASSIC BLDG, DONGORIM, NAVELIM, SALCETE-GOA	RESIDENTIAL	50000	PRGO08221021	30-Aug-22	17-Oct-22	NIL	NIL
101	ZED POINT VENTURES LLP	GROUND FLOOR, 99/B, CANCA VERLA, GUIRIM, VERLA, NORTH GOA 403510	RESIDENTIAL	50000	PRGO09221755	05-Sep-22	30-Sep-25	NIL	NIL
102	KAMAT REALTY	501, KAMAT METROPOLIS II, BEHIND CACULO MALL, ST INEZ, PANJIM, GOA	RESIDENTIAL	50000	PRGO09221720	05-Sep-22	15-Feb-26	NIL	NIL
103	LACUNA DEVELOPERS AND BUILDERS OPC PRIVATE LIMITED	H NO 2901, VASUDEV NAGAR, BICHOLIM, NORTH GOA 403504	RESIDENTIAL	50000	PRGO09221756	09-Sep-22	31-Aug-25	NIL	NIL
104	SHIVANAND NAIK GAONKAR	H. NO. 328, DELEM, CANACONA, GOA	RESIDENTIAL/COMMERCIAL	50000	PRGO09221759	09-Sep-22	31-Dec-25	NIL	NIL
105	Nanu Estates Private Limited	NANU HOUSE, VARDE VALAULICAR ROAD, SOUTH GOA	RESIDENTIAL	50000	PRGO09221751	15-Sep-22	31-Mar-27	NIL	NIL
106	PANDHARI SHANTARAM FADTE	DEULWADA, FIRST FLOOR, FLAT NO 101, VAKRATUND, UNNAMED ROAD, NORTH GOA 403107	RESIDENTIAL	50000	PRGO09221760	16-Sep-22	25-Aug-25	NIL	NIL
107	MVR SEAVIEW HOMES PRIVATE LIMITED	15/153/A2, 1ST FLOOR, ABOVE AUDI GOA SHOWROOM, CARANZALEM NORTH GOA,	RESIDENTIAL	50000	PRGO09221701	19-Sep-22	31-Dec-24	NIL	NIL
108	SANCTUARY JV	H NO 1634/1 GRANDE CHIUVAR UNNAMEDN ROAD, VAGATOR, ANJUNA, NORTH GOA 403509	RESIDENTIAL	50000	PRGO09221708	20-Sep-22	31-May-25	NIL	NIL
109	KAMAT REALTY	501, KAMAT METROPOLIS II, BEHIND CACULO MALL, ST. INEZ, PANJIM, GOA	RESIDENTIAL	50000	PRGO09221721	21-Sep-22	15-Feb-25	NIL	NIL
110	DEEPAKSHI VERMA	A-50, EAST UTTAM NAGAR, WEST DELHI, DELHI. 110059	RESIDENTIAL	50000	PRGO09221765	23-Sep-22	01-Mar-24	NIL	NIL
111	MARKS DEVELOPERS	FIRST FLOOR, LOBO BUILDING, 18TH JUNE ROAD, PANAJI, GOA	RESIDENTIAL	52000	PRGO09221778	23-Sep-22	31-Jul-27	NIL	NIL
112	CLARAMOUNT REALTY	FLAT NO. A-2, SECOND FLOOR, RIO HOUSE, MOROD, MAPUSA, BARDEZ, GOA	RESIDENTIAL/COMMERCIAL	50000	PRGO10221757	03-Oct-22	30-Jul-25	NIL	NIL
113	Amar R Prabhu Parrikar	1ST FLOOR, F-1, BLOCK-A, SHREEYASH CHAMBERS, BEHIND MAPUSA POLICE STATION, MAPUSA, BARDEZ, NORTH GOA 403507	RESIDENTIAL/COMMERCIAL	50000	PRGO10221758	04-Oct-22	31-Dec-26	NIL	NIL
114	SINARI DEVELOPERS	GROUND FLOOR, SHOP NO 4, MEENAKSHI BUILDING, DR A B ROAD, PANAJI, NORTH GOA	RESIDENTIAL/COMMERCIAL	50000	PRGO10221792	06-Oct-22	31-Aug-25	NIL	NIL
115	Ramesh Raikar	GOA HOUSING BOARD OFFICE, ALTO-BETIM, PORVORIM, GOA	PLOTTED DEVELOPMENT	354850	PRGO10221465	07-Oct-22	30-Jul-19	NIL	NIL
116	GONEX BUILDWELL PRIVATE LIMITED	E-214, EAST OF KAILASH, NEW DELHI. 110065	RESIDENTIAL	50000	PRGO10221754	10-Oct-22	31-Dec-24	NIL	NIL
117	NAYAB BUILDERS AND DEVELOPERS	NAYAB RESIDENCY, BEHIND KESARVALRESORT, VERNA, SOUTH GOA	RESIDENTIAL/COMMERCIAL	50000	PRGO10221794	10-Oct-22	22-Jul-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)
118	BHAVAN DEVELOPERS	OMKAR COMMERCIAL CENTRE GROUND FLOOR 443/1 G6, DEVKI APARTMENT DEULWADA TIVREM ORGAO, NORTH GOA. 403107	RESIDENTIAL	50000	PRGO10221750	11-Oct-22	31-Aug-24	NIL	NIL
119	MAYALAND PROPERTIES PVT LTD	GROUND FLOOR, SHOP NO 875, SONAR WADDO, BARDEZ, VILLAGE PANCHAYAT OF VERLA, NORTH GOA	RESIDENTIAL	50000	PRGO10221796	11-Oct-22	14-Oct-24	NIL	NIL
120	LODHA LANDBUILD INFRASTRUCTURE PRIVATE LIMITED	3RD FLOOR, LODHA EXCELUS, APOLLO MILLS COMPOUND, N.M JOSHI MARG, MAHALAXMI MUMBAI, MAHARASHTRA 400011	PLOTTED DEVELOPMENT	240190	PRGO10221793	17-Oct-22	30-Jun-25	NIL	NIL
121	LODHA LANDBUILD INFRASTRUCTURE PRIVATE LIMITED	3RD FLOOR, LODHA EXCELUS, APOLLO MILLS COMPOUND, N.M JOSHI MARG, MAHALAXMI MUMBAI CITY MAHARASHTRA 400011	PLOTTED DEVELOPMENT	311860	PRGO10221791	17-Oct-22	30-Jun-25	NIL	NIL
122	MS Avon Shire Developments	H. NO.249/1-A1, SOCOLWODDO, ASSAGAO, BARDEZ, MAPUSA, NORTH GOA 403507	RESIDENTIAL	57500	PRGO10221775	20-Oct-22	23-Feb-26	NIL	NIL
123	NLH RESIDENCIAS LLP	H. NO 5/168,20 OFF NO 206, 2ND FLOOR, ELITE TOWERS ALTINHO, MAPUSA, BARDEZ, GOA	RESIDENTIAL	50000	PRGO10221783	20-Oct-22	31-May-25	NIL	NIL
124	Jamsons Estates Private Limited	SHOP NO 4 & 7, BLOCK G-7, MADHUBAN SHOPPING & RESIDENTIAL COMPLEX, ST.INEZ, PANAJI, GOA	RESIDENTIAL	50000	PRGO10221808	20-Oct-22	20-Sep-25	NIL	NIL
125	Mr Ivan Rodrigues	H. NO P/13, HOUSING BOARD, GOGAL, MARGAO, SALSLETE, GOA	RESIDENTIAL/ COMMERCIAL	50000	PRGO10221811	20-Oct-22	30-Apr-26	NIL	NIL
126	Jaglux Realty Pvt Ltd	64/1, BHAMAN WADO, VP OXEL, SIOLIM, BARDEZ, NORTH GOA 403 517	RESIDENTIAL	56750	PRGO10221805	21-Oct-22	23-Mar-25	NIL	NIL
127	Kalidas Ramkrishna Raikar	SHREE KAMAXI, HNO. 1830/24, HALLIWADA RAOD, ALTO PORVORIM, GOA 403501	RESIDENTIAL	50000	PRGO11221784	01-Nov-22	31-May-23	NIL	NIL
128	Mogra Life OPC Private Limited	A/4 CACULO ENCLAVE, ST INEZ, PANJIM, GOA	RESIDENTIAL	50000	PRGO11221810	01-Nov-22	30-Sep-25	NIL	NIL
129	Ms Manas Developers	PLOT NO.22/B, GF-I, HAPPY HOME HOUSING SOCIETY, LA CAMPALA, MIRAMAR, PANAJI, GOA	RE-DEVELOPMENT	50000	PRGO11221696	03-Nov-22	31-May-25	NIL	NIL
130	ARC BUILDERS	B/400/T-1, A.R. RESIDENCY, VIDYA ENCLAVE, BH. PDA COLONY, PORVORIM, NORTH GOA.	RESIDENTIAL/ COMMERCIAL	50000	PRGO11221812	03-Nov-22	30-Apr-25	NIL	NIL
131	VIJAY VINAYAK DESHMUKH	H.NO. 1469/2(2), VAILO WADDO, NEAR GANESH TEMPLE, TIVIM, BARDEZ, GOA	RESIDENTIAL	58250	PRGO11221802	04-Nov-22	30-Oct-27	NIL	NIL
132	Mr Shashidaran Shankaran Pillai proprietor of S J Constructions	196/1/3, AMBADI HOUSE, NEAR M.E.S COLLEGE, VIDYANAGAR, ZUARINAGAR, GOA	RESIDENTIAL/ COMMERCIAL	50000	PRGO11221824	08-Nov-22	30-Jun-25	NIL	NIL
133	VALAN DEVELOPERS	H. NO. 78, PIXEM DONGRI, BEHIND SBI VASCO-DAGAMA, GOA - 403802	RESIDENTIAL	50000	PRGO11221819	08-Nov-22	31-Oct-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)
134	Bhagat Singh Senger	LT CDR BS SENGER (RETD), SURYA UDAY, UPPER ORCHARD, PO ZUARINAGAR, GOA	RESIDENTIAL	50000	PRGO11221813	08-Nov-22	30-Sep-26	NIL	NIL
135	Hum Infra Pvt Ltd	OFF NO. 11, 2ND FLOOR, HUM TWIN TOWER, KAZIWADA, PONDA, GOA	RESIDENTIAL	50000	PRGO11221789	08-Nov-22	31-Dec-24	NIL	NIL
136	BAPTISTA FERNANDES ALIAS BATISTA FERNANDES	GRACE VILLA 292/2, PATANTOLI QUEULA, DYNA DEVELOPERS SHOP NO 2, FEBAMA APT, DHAVALI PONDA, GOA	RESIDENTIAL	50000	PRGO11221770	08-Nov-22	01-Aug-27	NIL	NIL
137	TALAK DEVELOPERS PRIVATE LIMITED	ROSHA BUILDING GROUND FLOOR, FATORDA MARGAO, GOA	RESIDENTIAL	50000	PRGO11221764	08-Nov-22	31-Dec-26	NIL	NIL
138	DEEPAK SAKHARAM GOVEKAR	FLAT NO.SF-3 SYLVIA APP, BEHIND BARDEZ BAZAR, MAPUSA GOA	RESIDENTIAL	50000	PRGO11221786	08-Nov-22	31-Mar-25	NIL	NIL
139	ALPS CONSTRUCTIONS	95, BAZAR ROAD, BANDRA WEST, MUMBAI SUBURBAN, MAHARASHTRA. 400050	RESIDENTIAL	50000	PRGO11221814	08-Nov-22	31-Dec-25	NIL	NIL
140	USHA VINOD THAKKAR	ISTA SERENE NUVEM VILLAGE, SALCETE, SOUTH GOA	RESIDENTIAL	50000	PRGO11221695	08-Nov-22	30-Nov-25	NIL	NIL
141	STYLEPILE CONSTRUCTIONS LLP	MORJIM BEACH, GROUND FLOOR, 1212/1 OLD 116/9, V.P.HOUSE, KANNAIKWADA, SUB DISTRICT OF PERNEM, MORJIM, NORTH GOA	RESIDENTIAL	50000	PRGO11221741	08-Nov-22	31-Dec-24	NIL	NIL
142	MANAS LANDMARKS LLP	PLOT NO.22/B GROUND FLOOR FLAT NO.1 HAPPY HOME APTS, LA-CAMPALA COLONY MIRAMAR, PANAJI, GOA	RESIDENTIAL	85000	PRGO11221817	09-Nov-22	31-Dec-26	NIL	NIL
143	ARCHIZI DEVELOPERS LLP	HOUSE NO 311, SECTOR 17A, GURGAON, HARYANA. 122001	RESIDENTIAL	50000	PRGO11221731	10-Nov-22	31-Jul-24	NIL	NIL
144	KASHINATH DAMODAR NAIK	CD FOUNTAINHEAD, MURIDA FATORDA SALCETE, GOA	RESIDENTIAL	50000	PRGO11221822	14-Nov-22	31-Oct-24	NIL	NIL
145	Mr Shashidaran Shankaran Pillai proprietor of S J Constructions	196/1/3, AMBADI HOUSE, NEAR M.E.S COLLEGE, VIDYANAGAR, ZUARINAGAR, GOA	RESIDENTIAL	50000	PRGO11221826	14-Nov-22	30-Jun-25	NIL	NIL
146	PARAMOUNT HOMES REALTORS LLP	UNIT C, PARAMOUNT HOMES, SOARES VADDO, MARNIA, SIOLIM, BARDEZ, GOA	RESIDENTIAL	50000	PRGO11221801	15-Nov-22	28-Oct-25	NIL	NIL
147	Alcon Constructions Goa Private Limited	1ST FLOOR, SUKERKAR MANSION, OPP.GOV'T PRINTING PRESS MG ROAD, NORTH GOA. 403001	RESIDENTIAL	50000	PRGO11221807	21-Nov-22	31-Dec-26	NIL	NIL
148	MVR SEAVIEW HOMES PRIVATE LIMITED	H.NO. 15/153/A2, 3RD FLOOR, ABOVE AUDI GOA SHOWROOM, CARANZALEM, GOA 403002	RESIDENTIAL	50000	PRGO11221823	21-Nov-22	31-Dec-24	NIL	NIL
149	Prescon Homes Pvt Ltd	PRESCON HOMES PVT LTD, 2ND FLOOR, EDCON MINDSPACE, BEHIND CAMPAL TRADE CENTRE, CAMPAL, PANAJI, GOA	RESIDENTIAL	116680	PRGO11221816	21-Nov-22	31-Jul-25	NIL	NIL
150	Anokha Estates Private Limited	711/32, GREEN HILL, CASA MARIA, PORVORIM, BARDEZ, GOA	RESIDENTIAL	50000	PRGO11221831	21-Nov-22	31-Dec-24	NIL	NIL
151	Das Goa Ventures LLP	SURVEY NO 106/6, DANDADI, NERUL, BARDEZ, NORTH GOA.	RESIDENTIAL	50000	PRGO11221825	30-Nov-22	31-Dec-25	NIL	NIL

S No.	NAME OF PROMOTER	ADDRESS OF PROMOTER	DESCRIPTION OF PROJECT FOR WHICH REGISTRATION HAS BEEN ISSUED	FEES PAID	REGISTRATION NUMBER	DATE OF ISSUE OF REGISTRATION	DATE OF WHICH REGISTRATION EXPIRES	DATE OF EXTENSION OF REGISTRATION WITH PERIOD OF EXTENSION	REMARK
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
152	UDAY MORE	RS. NO.2100K/152/17 E WARD FLAT.NO.601 SAPTAK BLDG. MAHADIK VASAHAT, GUR MARKET YARD, KOLHAPUR, MAHARASHTRA -416005	RESIDENTIAL	50000	PRGO12221767	01-Dec-22	13-Oct-24	NIL	NIL
153	RAJESH TARKAR	708 709 710 GERA IMPERIUM STAR NEXT TO CENTRAL LIBRARY EDC PATTO, PANAJI GOA	RESIDENTIAL	50000	PRGO12221843	05-Dec-22	01-Jul-27	NIL	NIL
154	KTR Developers	H.NO 46/H/6 (RB-2), INDONA, DAVORLIM, NAVELIM, SLCETE, GOA	RESIDENTIAL	50000	PRGO12221837	05-Dec-22	30-May-23	NIL	NIL
155	Kasu Zira Estates LLP	BLR NO 12, SERVICE ROAD, DOMLUR, BANGALORE URBAN, KARNATAKA. 560071	RESIDENTIAL	67640	PRGO12221780	09-Dec-22	31-Aug-26	NIL	NIL
156	Ryago Homes Pvt.Ltd.	61, VIRAJ SILVERENE CHS LTD, 321, HILL ROAD, OPP MEHBOOB STUDIO, BANDRA (W), MUMBAI - 400050	RESIDENTIAL	50000	PRGO12221833	12-Dec-22	31-Dec-24	NIL	NIL
157	S R DEVELOPERS	FIRST FLOOR , OFFICE NO3, H NO.13/163/4 DATTAPRASAD, FAIRA BAIXA, MAPUSA, NORTH GOA	RESIDENTIAL/ COMMERCIAL	50000	PRGO12221776	13-Dec-22	07-Jan-25	NIL	NIL
158	POETREE HOMES LLP	ESSEN EMPIRE, 4TH FLOOR, OPP. KTC BUSSTAND, MUNDVEL, VASCO DA GAMA, GOA 403802.	RESIDENTIAL	50000	PRGO12221853	16-Dec-22	07-Nov-27	NIL	NIL
159	RAJESH TARKAR	708 709 710, GERA IMPERIUM STAR, NEXT TO CENTRAL LIBRARY, EDC PATTO, PANAJI GOA.	RESIDENTIAL	50000	PRGO12221857	22-Dec-22	27-Feb-27	NIL	NIL
160	MARCUS DIAS	HNO ABD I 111 WARD NO III, OPP NSD GATE, ALTO DABOLIM, SOUTH GOA 403801	RESIDENTIAL/ COMMERCIAL	50000	PRGO12221852	22-Dec-22	30-Dec-25	NIL	NIL
161	SUBLIME HOMES LLP	SUBLIME HOMES, HOUSE NO. 264/33(1), ONDO FONDO WADO, OPPOSITE RAMANTH DARSHAN, PILERN - GOA. 403501	RESIDENTIAL	50000	PRGO12221858	30-Dec-22	31-Dec-24	NIL	NIL
162	Models Construction Private Limited	7TH FLOOR, KARIM MANSION, BEHIND GOA COLLEGE OF PHARMACY, ST. INEZ, PANAJI, NORTH GOA	RESIDENTIAL	50000	PRGO12221859	30-Dec-22	31-Dec-25	NIL	NIL
163	Tushar L S Usgaonkar	SHOP NO.3, SHANTADURGA HSG SOCIETY, SUPER MARKET, PONDA, NORTH GOA 403401	RESIDENTIAL	50000	PRGO12221845	30-Dec-22	31-Dec-24	NIL	NIL
164	Conscient Infrastructure Private Limited	939, MURDO GRANDE, CANDOLIM, NORTH GOA 403515	RESIDENTIAL	50000	PRGO01231866	04-Jan-23	30-Nov-26	NIL	NIL
165	EVAREST REDEMP TOR DINIZ	H NO. 5142, KARGIL LANE, GOGAL, MARGAO, SOUTH GOA	RESIDENTIAL	50000	PRGO01231860	04-Jan-23	31-Dec-24	NIL	NIL
166	Prime Infra Build Private Limited	989, MURDO WADO GRAND, CANDOLIM, NORTH GOA, 403515	RESIDENTIAL	50000	PRGO01231869	04-Jan-23	30-Nov-26	NIL	NIL
167	SUPREME REALTORS	SUPREME BEHIND NEW TELEPHONE EXCHANGE, OPPOSITE BOMBI HOUSE, POST BOX 778, COMBO, MARGAO, GOA	RESIDENTIAL	50000	PRGO01231862	04-Jan-23	31-Dec-26	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)
168	Everton Vales	H.NO. 240, ALTO DABOLIM, P.O. DABOLIM, GOA	RESIDENTIAL	50000	PRGO01231841	04-Jan-23	14-Mar-25	NIL	NIL
169	MVR SEAVIEW HOMES PRIVATE LIMITED	15/153/A2, 1ST FLOOR, ABOVE AUDI GOA SHOWROOM, CARANZALEM, NORTH GOA,	RESIDENTIAL	50000	PRGO01231872	05-Jan-23	31-Dec-24	NIL	NIL
170	JM HOLDINGS PRIVATE LIMITED	568A, VAIBHAV DESAI, TRACHI, BHAT, SIOLIM, BARDEZ, NORTH GOA	RESIDENTIAL	50000	PRGO01231871	05-Jan-23	30-Jul-24	NIL	NIL
171	SUBLIME HOMES LLP	SUBLIME HOMES, HOUSE NO. 264/33(1), ONDO FONDO WADO, OPPOSITE RAMANTH DARSHAN, PILERNE - GOA. 403501	RESIDENTIAL	50000	PRGO01231879	09-Jan-23	31-Oct-24	NIL	NIL
172	Isprava Vesta Private Limited	LA MONTE MAPUSA- ANJUNA-CHAPORA ROAD, GHATESHWAR NAGAR, NEAR DMC COLLEGE, KHORLIM MAPUSA - GOA- 403507	RESIDENTIAL	93400	PRGO01231855	09-Jan-23	31-Oct-25	NIL	NIL
173	BHAGAT REALTY PRIVATE LIMITED	H.NO. 3, OPP.MUNICIPAL QUARTER, ST.INEZ, PANAJI, GOA	RESIDENTIAL	50000	PRGO01231876	16-Jan-23	31-Dec-26	NIL	NIL
174	SONESTA INNS PVT LTD	CANDOLIM, ANNA VADDO, NORTH GOA	RESIDENTIAL	50000	PRGO01231880	16-Jan-23	30-Jun-25	NIL	NIL
175	SANTA FE REALTY PRIVATE LIMITED	GROUND FLOOR, H. NO. 65/D/1, DREAMWOODS, PATEAPUR, NUVEM, GOA	RESIDENTIAL	82220	PRGO01231867	16-Jan-23	31-Oct-24	NIL	NIL
176	G & D REALTORS	HOUSE NO. B/460/TF-1, WARD VIII, REIS MAGOS, PENHA DE FRANCA, NORTH GOA	RESIDENTIAL	50000	PRGO01231875	16-Jan-23	31-Dec-26	NIL	NIL
177	CURATED CONSTRUCTION LLP	SURVEY NUMBER 49/2, BARDEZ, SIOLIM, NORTH GOA	RESIDENTIAL	50000	PRGO01231878	18-Jan-23	31-Dec-25	NIL	NIL
178	CURATED CONSTRUCTION LLP	SURVEY NUMBER 49/2, BARDEZ, SIOLIM, NORTH GOA	RESIDENTIAL	50000	PRGO01231884	18-Jan-23	31-Dec-25	NIL	NIL
179	Vallabh Salkar	SALKAR CONSTRUCTIONS, SASTIWADA, BORDEM, BICHOLIM GOA	RESIDENTIAL/ COMMERCIAL	50000	PRGO01231839	18-Jan-23	20-Nov-25	NIL	NIL
180	COSME COSTA & ASSOCIATES	COSME COSTA HOUSE, ALTINHO MAPUSA, GOA	RESIDENTIAL	50000	PRGO01231828	18-Jan-23	31-Mar-25	NIL	NIL
181	GOLDEN SANDS CONSTRUCTION LLP	97, ASCANIO D'COSTA ROAD , BEHIND GRACE CHURCH, MARGAO, SALCETE, GOA	RESIDENTIAL/ COMMERCIAL	74400	PRGO01231836	18-Jan-23	30-May-26	NIL	NIL
182	GOLDEN SANDS CONSTRUCTION LLP	97, ASCANIO D'COSTA ROAD, BEHIND GRACE CHURCH, MARGAO, GOA	RESIDENTIAL/ COMMERCIAL	50000	PRGO01231838	18-Jan-23	30-May-26	NIL	NIL
183	Narayanrao Ramchandra Desai Proprietor of Desai Developers	H.NO.345/9, PERIGOL KAVLEM, PONDA, GOA	RESIDENTIAL	50000	PRGO01231885	18-Jan-23	31-Dec-26	NIL	NIL
184	RAJESH TARKAR	708 709 710 GERA IMPERIUM STAR NEXT TO CENTRAL LIBRARY EDC PATTO PANAJI, NORTH GOA	RESIDENTIAL	50000	PRGO01231895	23-Jan-23	31-Aug-27	NIL	NIL
185	SANDEEP KRISHNA SHIRODKER	H.NO 2-642-A NEAR SAIBABA TEMPLE, NEW VADDEM, VASCO-DA-GAMA- GOA	RESIDENTIAL	50000	PRGO01231882	25-Jan-23	01-Jun-25	NIL	NIL
186	Rosevelt Jose Filigonio Do Rosario Carl Valadares	H. NO. 236-A, PIRNI, NAGOA, VERNA, GOA.	COMMERCIAL	50000	PRGO01231899	25-Jan-23	10-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)
187	Isprava Vesta Private Limited	LA MONTE MAPUSA-ANJUNA-CHAPORA ROAD, GHATESHWAR NAGAR, NEAR DMC COLLEGE, KHORLIM MAPUSA - GOA-403507	RESIDENTIAL	50000	PRGO01231861	25-Jan-23	31-Dec-25	NIL	NIL
188	Isprava Vesta Private Limited	LA MONTE MAPUSA-ANJUNA-CHAPORA ROAD, GHATESHWAR NAGAR, NEAR DMC COLLEGE, KHORLIM MAPUSA - GOA-403507	RESIDENTIAL	50000	PRGO01231891	31-Jan-23	31-Mar-25	NIL	NIL
189	K K BUILDERS	OFFICE No.4,H.NO.5/84/A63, 6th FLOOR "MAPUSA HEIGHTS", NEAR MAPUSA COURT, DISTRICT HOSPITAL ROAD, MAPUSA BARDEZ, GOA 403507	RESIDENTIAL	73920	PRGO01231896	31-Jan-23	30-Jun-28	NIL	NIL
190	R K CONSTRUCTION	MESTA BHAT, H NO 505, MERCES, TISWADI, GOA	RESIDENTIAL/COMMERCIAL	50000	PRGO01231901	31-Jan-23	31-Mar-24	NIL	NIL
191	GHD ROYAL AVENUE INFRASTRUCTURE PRIVATE LIMITED	625, GERA IMPERIUM STAR, PATTO-PLAZA, PANAJI, GOA	RESIDENTIAL	50000	PRGO01231854	31-Jan-23	30-Jul-25	NIL	NIL
192	priority constructions	2nd FLOOR ABOVE PRIORITY HONDA, NEW TALEIGAO BYPASS ROAD, GOA	RESIDENTIAL	50000	PRGO01231881	31-Jan-23	12-Jan-26	NIL	NIL
193	Ms Victorino Luxury Homes Private Ltd	178 SH2 VERNA, SALCETE, SOUTH GOA	RESIDENTIAL	50000	PRGO01231894	31-Jan-23	15-Jan-27	NIL	NIL
194	Isprava Vesta Private Limited	LA MONTE MAPUSA-ANJUNA-CHAPORA ROAD, GHATESHWAR NAGAR, NEAR DMC COLLEGE, KHORLIM MAPUSA - GOA-403507	RESIDENTIAL	50000	PRGO01231897	31-Jan-23	31-Mar-25	NIL	NIL
195	ARKA LANDMARKS LLP	PLOT NO. 22/B, GF-I, HAPPY HOME APARTMENTS, LA CAMPALA COLONY, MIRAMAR, PANAJI - GOA	PLOTTED DEVELOPMENT	378000	PRGO01231898	31-Jan-23	31-Dec-25	NIL	NIL
196	COSME COSTA & ASSOCIATES	COSME COSTA HOUSE, ALTINHO MAPUSA GOA	RESIDENTIAL	60750	PRGO02231904	01-Feb-23	31-Dec-26	NIL	NIL
197	COMMONWEALTH DEVELOPERS PVT LTD	CD FOUNTAINHEAD MURIDA, FATORDA, SALCETE GOA	RE-DEVELOPMENT	50000	PRGO02231820	01-Feb-23	31-Dec-25	NIL	NIL
198	Ravlu	HOUSE NO. 406/187 MAULI BUILDING PDA COLONY, PORVORIM BARDEZ, GOA	RESIDENTIAL	99950	PRGO02231856	02-Feb-23	31-Dec-30	NIL	NIL
199	SIDDHARTH RAGHUNATH PATIL	H.NO. 572/11, AQUA SOLBADEM, ASSAGAO, MAPUSA, BARDEZ, GOA	RESIDENTIAL	50000	PRGO02231797	02-Feb-23	31-Dec-24	NIL	NIL
200	Rajesh Tarkar	708 709 710 GERA IMPERIUM STAR NEXT TO CENTRAL LIBRARY, EDC PATTO PANAJI, GOA	RESIDENTIAL	50000	PRGO02231790	06-Feb-23	30-Apr-26	NIL	NIL
201	Virendra Dessai	H. NO. M/7, CULWADO, CUNCOLIM, SALCETE GOA	RESIDENTIAL	50000	PRGO02231893	06-Feb-23	31-Dec-25	NIL	NIL
202	MS Friends Realtors and Developers	H NO 140/A PORIEBHAT, VERNA, GOA	RESIDENTIAL	50000	PRGO02231905	06-Feb-23	15-Jun-25	NIL	NIL
203	Models Construction Private Limited	7th FLOOR, KARIM MANSION, BEHIND GOA COLLEGE OF PHARMACY, ST. INEZ, PANAJI, GOA	RESIDENTIAL	51250	PRGO02231908	13-Feb-23	31-Dec-25	NIL	NIL
204	KARA HOMES	H.NO-153/6, ZOR VADDO, ANJUNA BARDEZ, GOA 403509	RESIDENTIAL	50000	PRGO02231903	13-Feb-23	30-Jun-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)
205	DEVASHRI NIRMAN LLP	DEMPO TOWER, OFFICE NO 710, SEVENTH FLOOR, EDC-PATTO, PANJIM-GOA	RE-DEVELOPMENT	50000	PRGO02231873	13-Feb-23	31-Mar-26	NIL	NIL
206	CASMIRO CHARLES MARIO LOBO	C M LOBO OFFICE NO. 11 & 11A, 2 <sup>nd</sup> FLOOR, BUILDMORE BUSINESS PARK, KHORLIM, MAPUSA BARDEZ GOA	RESIDENTIAL	50000	PRGO02231910	13-Feb-23	31-Dec-25	NIL	NIL
207	FORTUNE REALTORS AND DEVELOPERS LLP	GROUND FLOOR, H NO SY NO 12/1A, NEAR NERUL BRIDGE, VEREM, NERUL, CALANGUTE, NORTH GOA, 403114	RESIDENTIAL/COMMERCIAL	85000	PRGO02231919	14-Feb-23	31-Dec-27	NIL	NIL
208	FATIMA GAUNKAR	H. NO. 56/D, WHITE HOUSE, RAIA, SALCETE, SOUTH-GOA	RESIDENTIAL	50000	PRGO02231911	14-Feb-23	30-Jun-25	NIL	NIL
209	Vijay Vishwanath Kulkarni	FLAT NO. 3, HIGH RISE APARTMENTS, BEHIND PANDAV CHAPEL, AQUEM, MARGAO, GOA	RESIDENTIAL	50000	PRGO02231890	14-Feb-23	10-May-25	NIL	NIL
210	SAAD INFRASTRUCTURE INDIA PRIVATE LIMITED	C/O VED ASSOCIATES, FIRST FLOOR, 'PARIJAT', BEHIND DESAI HOUSE, NEAR LIC BUILDING, KHADPABANDH, PONDA, GOA	RESIDENTIAL/COMMERCIAL	50000	PRGO02231920	15-Feb-23	31-Mar-26	NIL	NIL
211	Trisha Developers	139, PATEL HOUSE, AQUEM ALTO, MARGAO, SALCETE, GOA	RESIDENTIAL/COMMERCIAL	50000	PRGO02231916	15-Feb-23	02-Sep-25	NIL	NIL
212	Comfort Livings	NEAR MILAGRES CHURCH, MAPUSA, BARDEZ, GOA,	RESIDENTIAL	50000	PRGO02231848	15-Feb-23	30-Jan-26	NIL	NIL
213	S K Land Developers	SHOP NO 8, GROUND FLOOR, SHANTADURGA SADAN, NEAR STATE BANK COLONY, SANTACRUZ, TALIGAO, GOA- 403005	RESIDENTIAL	50000	PRGO02231315	15-Feb-23	04-Jun-20	NIL	NIL
214	Coastal Goa Realtors LLP	H.NO 456, CORGAO, PERNEM, S.NO 108/1, CORGAO, PERNEM, GOA	RESIDENTIAL/COMMERCIAL	50000	PRGO02231921	22-Feb-23	15-Feb-26	NIL	NIL
215	Bharat Thakran	625, 6TH FLOOR, GERA IMPERIUM STAR, PATTO-PLAZA, PANAJI GOA	RESIDENTIAL	50000	PRGO02231914	22-Feb-23	31-Dec-25	NIL	NIL
216	SAGAR INFRAPROJECTS PRIVATE LIMITED	GROUND FLOOR, 2009, OUTRAM LINES, KINGSWAY, CAMP, DELHI, NORTH WEST DELHI, 110009	RESIDENTIAL	50000	PRGO02231929	27-Feb-23	31-Dec-27	NIL	NIL
217	MILLION DOLLAR NEST PRIVATE LIMITED	435/35 FLAT NO. FF1, ALTO, SAULEM, PILERNE, GOA 403521	RESIDENTIAL	50000	PRGO02231927	27-Feb-23	31-Dec-25	NIL	NIL
218	PERFECTIO PANACEA LLP	GROUND FLOOR AND FIRST FLOOR, SHOP NO 4, H. NO 177/3, SURVEY NO. 28/18, AGARWADA, PERNEM, NORTH GOA	RESIDENTIAL	66400	PRGO02231931	27-Feb-23	30-Jun-25	NIL	NIL
219	SAIDHAM BUILDERS & DEVELOPERS PROPRIETOR MR VISHNU SITARAM PRABHU NASNODKAR	GARDEN VILLA APPTS, FLAT NO. CG2, GRND FLR., GOGOL, BEHIND BANK OF MAHARASHTRA, MARGAO, SALCETE, GOA	RESIDENTIAL/COMMERCIAL	50000	PRGO03231935	01-Mar-23	31-Mar-26	NIL	NIL
220	COASTAL GOA REALTORS LLP	H. NO 456, CORGAO, PETHECHAWADA, PERNEM, S.NO 108/1, CORGAO, PERNEM, NORTH GOA	RESIDENTIAL	96500	PRGO03231925	09-Mar-23	04-Nov-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)
221	VIANAAR PROPERTIES PRIVATE LIMITED	FLAT NO. 308, 3RD FLOOR, HIREN LIGHT INDUST. CO. OP. SOC., MOGUL LANE, MAHIM (WEST) MUMBAI, MH 400016	RESIDENTIAL	73250	PRGO03231926	09-Mar-23	31-Oct-25	NIL	NIL
222	K K INFRA PROJECT	OFFICE NO. 407, MAHAVIR ICON, PLOT NO 89 & 90, SECTOR 15, CBD BELAPUR, NAVI MUMBAI. 400614	RESIDENTIAL/ COMMERCIAL	50000	PRGO03231940	09-Mar-23	31-Mar-28	NIL	NIL
223	FORTUNE AMA DEVELOPERS LLP	SY NO. 54/ 8-A, GROUND FLOOR, ORDA, CANDOLIM, LANDMARK ORDA, GOA	RESIDENTIAL	50000	PRGO03231930	09-Mar-23	31-Dec-26	NIL	NIL
224	MS Arvind Constructions	SHOP NO 766, G S SHIRODWADI, MULGAO, BICHOLIM GOA	RESIDENTIAL	57650	PRGO03231932	15-Mar-23	15-Jun-25	NIL	NIL
225	Edwin Theophilus Menezes	5 <sup>th</sup> FLOOR, SIDDHARTH BANDODKAR BHAVAN, ABOVE AXIS BANK, DR. P. SHIRGAONKAR ROAD, PANAJI, GOA	RESIDENTIAL	50000	PRGO03231892	23-Mar-23	18-Apr-26	NIL	NIL
226	ZARAMOUNT HAVANA VILLAS LLP	SURVEY NO. 3/2, GOA STREET, AMEKHAND, REIS MAGOS, BARDEZ, NORTH GOA, 403114	RESIDENTIAL	50000	PRGO03231947	23-Mar-23	31-Mar-25	NIL	NIL
227	NITIN KUMAR AGARWAL	H NO. 6-3-1089/A/1, FLAT NO 502, HARMONY HEIGHTS, GULMOHAR AVENUE, NEAR VILLA MARIE COLLEGE, SOMAJIGUDA, HYDERABAD. 500082	RESIDENTIAL	50000	PRGO03231948	23-Mar-23	31-Mar-26	NIL	NIL
228	VIANAAR HOMES PVT LTD	97-B, MANEKSHAW ROAD ANUPAM GARDEN, SAINIK FARM, NEW DELHI SOUTH DELHI 110062	RESIDENTIAL	50000	PRGO03231933	23-Mar-23	30-Jun-25	NIL	NIL
229	OMKAR BUILDER AND DEVELOPER THROUGH PROPRIETOR MRS MANSI MAHESH TALEKAR	FLAT NO- S F-2, LAXMINARAYAN KRUPA, CANDOLA, MARCELA. GOA	RESIDENTIAL	50000	PRGO03231942	23-Mar-23	31-May-26	NIL	NIL
230	Bennet and Bernard Custom Homes Private Limited	FIRST FLOOR, MATHIAS HOUSE, PANAJI GOA.	RESIDENTIAL	50000	PRGO03231950	29-Mar-23	31-Mar-27	NIL	NIL
231	RamRoop Estates Private Limited	74,01ST FLOOR, SRI RAM CENTRE,74 TODARMAL ROAD, TODARMAL LANE, BENGALI MARKET, DELHI CENTRAL, DELHI 110001	RESIDENTIAL	50000	PRGO03231874	29-Mar-23	31-Dec-24	NIL	NIL
232	SHETYE ESTATES PROPRIETOR MR RAMAKANT SUBARAO SHETYE	THIRD FLOOR, BLOCK A, OFFICE NO. 9/2835/TS03, SHETYE PRIDE, SONAR PETH, BICHOLIM, NORTH GOA	RESIDENTIAL	50000	PRGO03231945	29-Mar-23	28-Feb-26	NIL	NIL
233	LOKESH DAMODAR KOCHREKAR	H NO. 465/1, MONTE VILLA, SANGOLDA, GOA	RESIDENTIAL/ COMMERCIAL	50000	PRGO03231961	29-Mar-23	31-Dec-26	NIL	NIL
234	MOHAMMED JAFFER HATTIMATUR	H. NO 1000/29, GROUND FLOOR, MODI MANDOPA, NAVELIM, SALCETE, GOA	RESIDENTIAL/ COMMERCIAL	50000	PRGO03231949	29-Mar-23	26-Feb-26	NIL	NIL
235	SARTHAK DEVELOPERS	H.NO.136/16, ATMARAM NIWAS, NEAR KIRTI HOTEL, SILVA NAGAR, PONDA, GOA	RESIDENTIAL	50000	PRGO03231951	29-Mar-23	31-Dec-25	NIL	NIL
236	Isprava Vesta Private Limited	LA MONTE MAPUSA- ANJUNA-CHAPORA ROAD, GHATESHWAR NAGAR, NEAR DMC COLLEGE, KHORLIM MAPUSA, GOA	RESIDENTIAL	50000	PRGO03231938	30-Mar-23	31-Mar-26	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)
237	Mr Niko Fernandes	39,RICHMOND ROAD,ASHOK NAGAR, BENGALURU CENTRAL, MUSEUM ROAD, KARNATAKA 560025	RESIDENTIAL	50000	PRGO03231959	31-Mar-23	31-Mar-24	NIL	NIL
238	KIBANA HOMES	VAGATOR PETROL PUMP, GROUND 293/1, ANJUNA, MD 7, MAPUSA, NORTH GOA	RESIDENTIAL	50000	PRGO03231962	31-Mar-23	10-Mar-26	NIL	NIL
239	Ms Suman Infratructures	FLAT NO. 202, T. TOWERS, BEHIND ST. JOSEPH'S HIGH SCHOOL, AQUEM ALTO, MARGAO GOA	RESIDENTIAL	50000	PRGO03231957	31-Mar-23	30-Apr-26	NIL	NIL
240	Isprava Vesta Private Limited	LA MONTE MAPUSA- ANJUNA-CHAPORA ROAD, GHATESHWAR NAGAR, NEAR DMC COLLEGE, KHORLIM MAPUSA - GOA	RESIDENTIAL	50000	PRGO03231939	31-Mar-23	30-Jun-26	NIL	NIL

## 2.2. In Relation to Real Estate Agents.

- The Authority has registered 108 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	FEES 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	MOHAMMED ROHEED	SHOP NO. 3 SR TOWERS, ST.INEZ, PANAJI, GOA 403001	10000	AGGO04220925	06-Apr-22	06-Apr-27	NIL	NIL
2	COASTLINE REALTORS PRIVATE LIMITED	1137, NEAR STAR RESIDENCY, MUSLIMWADA, BICHOLIM, GOA	100000	AGGO04220978	08-Apr-22	08-Apr-27	NIL	NIL
3	HOMECLIQ PROPTECH PRIVATE LIMITED	904, WING B, CTS NO 1070/1 TO 6 ELANZA, OFF LINK ROAD, MALAD WEST, MUMBAI, MAHARASHTRA 400064	100000	AGGO04220982	20-Apr-22	20-Apr-27	NIL	NIL
4	SAINATH GAWANDI	65, BHANDARWADA, PALIEM, PERNEM GOA,	10000	AGGO04220943	21-Apr-22	21-Apr-27	NIL	NIL
5	RUBY SUHAS REDKAR	A1 S5 CACULO ENCLAVE, NEAR FIRE BRIGADE HEAD QUARTERS ST INEZ, PANAJI, GOA	10000	AGGO05220984	06-May-22	06-May-27	NIL	NIL
6	CYDIA MARTINS	BEHIND DAS GARAGE, H NO.78, CHANDDV ADDO, VARCA, SOUTH GOA	10000	AGGO05220990	06-May-22	06-May-27	NIL	NIL

S. NO.	NAME OF THE REAL ESTATE AGENT	ADDRESS OF REAL ESTATE AGENT	FEES 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	POOJA NAIK	H.NO E-183, LANE 1, BONDIR, INNOVATIONS, DATTA PRASAD BUILDING, PANJIM, GOA	10000	AGGO05220969	06-May-22	06-May-27	NIL	NIL
8	JYOTI CHIPLUNKAR	142 ROHIDAS, RUTA VADDO, ARPORA-NAGOA, BARDEZ- GOA	10000	AGGO05220975	10-May-22	10-May-27	NIL	NIL
9	RAMAKANT	H.NO. 175/1, SHIV SHAKTI NIWAS, SIDDHARTH COLONY, NEAR MES COLLEGE, ZUARINAGAR, GOA	10000	AGGO05220980	10-May-22	10-May-27	NIL	NIL
10	SAISH NAIK	876/2, SHOP NO 2, CHONWADA, DHARGAL PERNEM GOA,	10000	AGGO05220989	11-May-22	11-May-27	NIL	NIL
11	SHRIYA PANDITA	3/F-1, MODELS MYSTIQUE, CARANZALEM PETROL PUMP, PANAJI, GOA	10000	AGGO05220981	11-May-22	11-May-27	NIL	NIL
12	SUJATA NINAD PHATARPHEKAR	SAI NIWAS, 3RD FLOOR, 39 KHOTACHI WADI, GIRGAUM, MUMBAI CITY, MAHARASHTRA. 400004	10000	AGGO05220999	18-May-22	18-May-27	NIL	NIL
13	TANVI NILESH THANEKAR	D/O NARAINA P S VARDE H NO 1154 B B ROAD, ALTO PORVORIM, NORTH GOA 403521,	10000	AGGO05220997	24-May-22	24-May-27	NIL	NIL
14	SONAM	VIDYA NAGAR, NEAR SSC GOA BOARD, ALTO PORVORIM, BARDEZ, GOA	10000	AGGO05221000	25-May-22	25-May-27	NIL	NIL
15	PRASAD MANE	CABIN NO.313, PATTO BUISNESS CENTER, PATTO, PANJIM, GOA	10000	AGGO06220993	02-Jun-22	02-Jun-27	NIL	NIL
16	REEMA SHETYE	ROLAND APARTMENT, C BUILDING, CABESA, SANTACRUZ GOA,	10000	AGGO06221001	02-Jun-22	02-Jun-27	NIL	NIL
17	PARMOD NAUTIYAL	SKYLINE COVE GF 2, BEHIND KESHAV SMRUTI SCHOOL, DABOLIM, SOUTH GOA,	10000	AGGO06220998	02-Jun-22	02-Jun-27	NIL	NIL
18	AJAY GAJANAN KATARIA	H.NO. 1196/4 (F-2), ALTO TORDA, SALVADOR-DO-MUNDO, TORDA, PORVORIM NORTH GOA	10000	AGGO06221021	10-Jun-22	10-Jun-27	NIL	NIL
19	ANUJA LABHE	SHOP NO 32, GERA IMPERIUM PREMIO, NEAR GERA SCHOOL, KADAMBA PLATEAU, NORTH GOA	10000	AGGO06221007	14-Jun-22	14-Jun-27	NIL	NIL
20	RAKHEE NAGPAL	10A F4, MODELS LEGACY, TALEIGAO, PANJIM, GOA	10000	AGGO06221025	22-Jun-22	22-Jun-27	NIL	NIL
21	SUMA V	H- 001, MANGLAM CASA AMORA, PHASE II, KADAMBA PLATEAU, NORTH GOA,	10000	AGGO06221022	27-Jun-22	27-Jun-27	NIL	NIL
22	MUNISH SURI	A-184 DLF SUMMIT, SECTOR 54, GURGAON, HARYANA 122009	10000	AGGO06221026	27-Jun-22	27-Jun-27	NIL	NIL
23	V TAG VENTURES	508 SHIV TOWERS 5, PANAJI, PATTO PLAZA TISWADI, GOA	100000	AGGO07221035	13-Jul-22	13-Jul-27	NIL	NIL
24	MARUSHA ANJALI VAZ	HOUSE NO 7/34, SALIGAO, SALMONA, BARDEZ, GOA	10000	AGGO07221033	13-Jul-22	13-Jul-27	NIL	NIL
25	SIDDHANT	H.NO 268, DRIVER HILL, VASCO DA GAMA, GOA	10000	AGGO07221040	15-Jul-22	15-Jul-27	NIL	NIL
26	NIKHIL SADANAND AROLKAR	HNO 760/18, NEAR BHALE HOSPITAL, ALTO PORVORIM, GOA	10000	AGGO07221041	15-Jul-22	15-Jul-27	NIL	NIL
27	ADIL DHARWADKAR	I/69/B, WARDNO-07, VALPOI, SATTARI, GOA	10000	AGGO07221030	20-Jul-22	20-Jul-27	NIL	NIL
28	PRASHANT PRASANNAKUMAR	B 203, UMIYA SOLICITUDE, NEAR MES COLLEGE, ZUARINAGAR, GOA	10000	AGGO07221047	20-Jul-22	20-Jul-27	NIL	NIL

S. NO.	NAME OF THE REAL ESTATE AGENT	ADDRESS OF REAL ESTATE AGENT	FEES 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)
29	SANJU SHINDE	H. NO. 6/219/27, ANANDVAN, FIRST FLOOR, NEAR OLD ASILO HOSPITAL, MAPUSA, BARDEZ, GOA	10000	AGGO07221049	25-Jul-22	25-Jul-27	NIL	NIL
30	ALYF PROPTECH PRIVATE LIMITED	H-901, THE TREES, PIROJSHANAGAR, VIKHROLI (EAST), MUMBAI-400079	100000	AGGO07221043	27-Jul-22	27-Jul-27	NIL	NIL
31	SHWETA SAHAI	R 102, KIERAN SALDHANHA APARTMENTS, NAIKA WADO, CALANGUTE, GOA	10000	AGGO08221045	11-Aug-22	11-Aug-27	NIL	NIL
32	ALAN ACACIO CAMARA	H.NO. 223, A.C. PACHECO ROAD, BORDA, P.O. FATORDA, GOA. 403602	10000	AGGO08221055	11-Aug-22	11-Aug-27	NIL	NIL
33	SWATHI	H NO. 1453, 17TH B MAIN ROAD, J P NAGAR 2ND PHASE, BANGALORE URBAN, KARNATAKA. 560078	10000	AGGO08221061	11-Aug-22	11-Aug-27	NIL	NIL
34	SONIA NARVEKAR	PALACIO BUILDING, 1ST FLOOR, SHANTINAGAR, PORVORIM, NORTH GOA	10000	AGGO08221057	12-Aug-22	12-Aug-27	NIL	NIL
35	SUJEETKUMAR MADAV	H.NO 48/B, NEXT TO WHITE HOUSE DANCE FLOOR, ARLEM-RAIA, SOUTH GOA	10000	AGGO08221053	12-Aug-22	12-Aug-27	NIL	NIL
36	LATA DE SOUZA	FLAT NO. 4/1, SHASHI SADAN, OPP NRB NOBERTS FITNESS, VASCO, GOA	10000	AGGO08221066	17-Aug-22	17-Aug-27	NIL	NIL
37	RAMESH RATHOD	H.NO.75/2.3. PARRA.TOWER COMPLEX, BARDEZ, NORTH GOA	10000	AGGO08221051	22-Aug-22	22-Aug-27	NIL	NIL
38	AVINAV DESSAI	H.NO.3196, MURIDA AGALI, FATORDA, MARGAO SOUTH GOA	10000	AGGO08221039	29-Aug-22	29-Aug-27	NIL	NIL
39	RAJESH CHHEDA	OFFICE NUMBER 608, KAMAT TOWER, PATTO, TISWADI, GOA	10000	AGGO09221068	05-Sep-22	05-Sep-27	NIL	NIL
40	JAIMINI VANDANA	THE PALM SOCCORRO, POVORIM, GOA	10000	AGGO09221064	09-Sep-22	09-Sep-27	NIL	NIL
41	AJAI SINGH TAKHAR	S6/C10, PALMARINHA COMPLEX PHASE 2, PORBA VADDO, CALANGUTE, BARDEZ, GOA	10000	AGGO09221079	19-Sep-22	19-Sep-27	NIL	NIL
42	CHANDANI SHETGAONKAR	H.NO.93,HEAD LAND SADA, VASCO, SOUTH GOA, 403804	10000	AGGO09221067	22-Sep-22	22-Sep-27	NIL	NIL
43	DARWIN BARRETO	H NO.160 C 13, NR MILITARY HOSPITAL, CAMPAL, PANAJI, GOA	10000	AGGO09221074	22-Sep-22	22-Sep-27	NIL	NIL
44	BEACH FRONT REAL ESTATE PVT LTD	313, MODSAI, MARGAO, SOUTH GOA	100000	AGGO10221084	20-Oct-22	20-Oct-27	NIL	NIL
45	CONRAD HOMES OPC PRIVATE LIMITED	H.NO.470/10 B-A, F-10, DABHOLKAR APARTMENT, CHAPORA, MAPUSA, GOA	100000	AGGO10221094	28-Oct-22	28-Oct-27	NIL	NIL
46	SUDARSHAN BINDU MISHRA	H.NO - 1/12/K, MARTAWADDO, CUNCHELM, MAPUSA, BARDEZ, NORTH GOA,	10000	AGGO10221107	28-Oct-22	28-Oct-27	NIL	NIL
47	SAISH SANTOSH CHODANKAR	H. NO 74, SANTA CRUZ, NO BAIRO, BANDO, IIHAS, GOA 403202	10000	AGGO11221108	01-Nov-22	01-Nov-27	NIL	NIL
48	MANISHA VASHISHTH	BLOCK NO. 42, FLAT NO. 301 MILROCK KADAMBA OLD GOA BYPASS ROAD FERN KADAMBA HOTEL GOA VELHA, PANAJI, GOA - 403001	10000	AGGO11221116	08-Nov-22	08-Nov-27	NIL	NIL
49	SAVIO SHAWN DSILVA	H NO 581, NEAR RIVER SIDE REGENCY HOTEL, BAGA ARPORA. GOA	10000	AGGO11221090	08-Nov-22	08-Nov-27	NIL	NIL
50	RAFIK SHIRHATTI	SHOP NO 1 GROUND FLOOR, VIILA JOYCE NEAR GOA BOARD, PORVORIM GOA	10000	AGGO11221088	08-Nov-22	08-Nov-27	NIL	NIL

S. NO.	NAME OF THE REAL ESTATE AGENT	ADDRESS OF REAL ESTATE AGENT	FEES 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)
51	MAYANK KUMAR	T-1, 3RD FLOOR, SHABANA CHAMBER, OPP. POSHAK SHOWROOM, PANJIM, GOA	10000	AGGO11221103	08-Nov-22	08-Nov-27	NIL	NIL
52	DIXON K S	FLAT NO. 102, 1ST FLOOR, MANNAT HERITAGE, ELLA, OLD GOA	10000	AGGO11221099	08-Nov-22	08-Nov-27	NIL	NIL
53	SHANTARAM MUZUMDAR	HNO 918/18-1, SOCORRO, NEAR VILLAGE PANCHAYAT, PORVORIM, NORTH GOA	10000	AGGO11221119	14-Nov-22	14-Nov-27	NIL	NIL
54	JENZIL SAVIO PETER PEREIRA	E-11, ASHAD HOUSING COMPLEX, MADEL, MARGAO, SALCETE, SOUTH- GOA	10000	AGGO11221120	15-Nov-22	15-Nov-27	NIL	NIL
55	YES PROPERTY VENTURES PRIVATE LIMITED	91 SPRINGBOARD GOA SHANTA BUILDING, 201, 301, 18TH JUNE RD, OPPOSITE BROADWAY BOOK CENTER, SANTA INEZ, PANAJI, GOA	100000	AGGO11221123	15-Nov-22	15-Nov-27	NIL	NIL
56	JAYRAM GAWAS	H.NO. 41/338/1, MASSORDEM NAVODAYA ROAD, VALPOI SATTARI, GOA	10000	AGGO11221070	21-Nov-22	21-Nov-27	NIL	NIL
57	ANTHONY HORATIO GASKELL	310, BLOCK A, 3RD FLOOR, SALDANHA BUSINESS TOWER, NEAR COURT JUNCTION, ALTINHO, MAPUSA, BARDEZ, GOA.	10000	AGGO11221124	21-Nov-22	21-Nov-27	NIL	NIL
58	ARSHAD BAIG	T R MANSION BLD A ABOVE EXPERT PHARMACY, CARANZALEM, TISWADI, GOA	10000	AGGO11221121	28-Nov-22	28-Nov-27	NIL	NIL
59	MANJUNATH HIREMATH	H.NO. 304, BHATWADI, HEADLAND SADA, MORMUGAO. GOA	10000	AGGO11221128	30-Nov-22	30-Nov-27	NIL	NIL
60	ZUBER GAWAS DESHPAIK	CABIN NO 3 IN THE SAID PREMISES OF THE FLAT NO 6, ESVONTA BLDG ON 1ST FLOOR, ST-INEZ, PANAJI, GOA-403001	10000	AGGO11221132	30-Nov-22	30-Nov-27	NIL	NIL
61	SANJAY NAIK	HNO 396, AGALLI, FATORDA, MARGAO, GOA	10000	AGGO11221134	30-Nov-22	30-Nov-27	NIL	NIL
62	SUDEEP DSOUZA	UG-B, PALMANOVA-I, EUGINIO VADDO, CARANZALEM, GOA	10000	AGGO11221104	30-Nov-22	30-Nov-27	NIL	NIL
63	MILKA NAIK	F-2, KIMBERLY CLASSIC, NAGHALI HILLS, TALEIGAO, GOA	10000	AGGO12221126	01-Dec-22	01-Dec-27	NIL	NIL
64	PROPERTYPLATEAU REALTY LLP	HOUSE NO -5/12A, MADDO VADDO, CALANGUTE, BARDEZ, GOA	100000	AGGO12221117	05-Dec-22	05-Dec-27	NIL	NIL
65	VIPIN JIT SINGH	D-7, RED ROCK ELEGANCE, 72/46, MARNA SIOLIM ROAD, BARDEZ, GOA	10000	AGGO12221142	12-Dec-22	12-Dec-27	NIL	NIL
66	SIRUS BRITO	ASHVEM #188, MANDREM, GOA	10000	AGGO12221114	12-Dec-22	12-Dec-27	NIL	NIL
67	ASHOK PRASAD	A-F-6, 1ST FLOOR, HUM GREEN FIELD, BEHIND-PRABHU ENCLAVE, PRABHU NAGAR, CURTI, PONDA, GOA	10000	AGGO12221130	16-Dec-22	16-Dec-27	NIL	NIL
68	PETER ESTIBEIRO	1B/F1, MODELS MILLENNIUM VISTAS, CARANZALEM, TISWADI, GOA	10000	AGGO12221141	30-Dec-22	30-Dec-27	NIL	NIL
69	APTABE ALAM SHAIKH	H NO 212 MUSLIM WADA, BHOMA BANASTARIM, PONDA GOA	10000	AGGO01231138	04-Jan-23	04-Jan-28	NIL	NIL
70	SAJEEVAN KUMARAN MARIKAL	HNO.406/86 GOVEKAR NAGAR, OPP. CODANKAR HOSPITAL, PORVORIM, GOA	10000	AGGO01231146	04-Jan-23	04-Jan-28	NIL	NIL
71	SANJAY ASWANI	42/402, MILROC KADAMBA CHS, OLD GOA HIGHWAY, TISWADI, GOA	10000	AGGO01231158	04-Jan-23	04-Jan-28	NIL	NIL

S. NO.	NAME OF THE REAL ESTATE AGENT	ADDRESS OF REAL ESTATE AGENT	FEES 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)
72	SMITESH	SHOP NO 5 SABNIS MONARCH 2 CARANZALEM, TISWADI, GOA	10000	AGGO01231152	05-Jan-23	05-Jan-28	NIL	NIL
73	KAVITA D VALJINATH	QTR. NO. 69/C, NEAR RAILWAY HOSPITAL, VASCO DA GAMA, GOA	10000	AGGO01231160	09-Jan-23	09-Jan-28	NIL	NIL
74	POONAM KIRAN NANDI	SURVEY NO 88, SUB DIV: 2, ASSONORA, BARDEZ, GOA-403503	10000	AGGO01231165	16-Jan-23	16-Jan-28	NIL	NIL
75	THE PENTHOUSE BOUTIQUE LLP	LGF F24, SUSHANT SHOPPING ARCADE, SUSHONAT LOK, GURGAON, HARYANA. 122002	100000	AGGO01231162	16-Jan-23	16-Jan-28	NIL	NIL
76	DOMNIC SAVIO RODRIGUES	G 201, PARRA TOWER, JACKNI VADDO, PARRA, BARDEZ, GOA	10000	AGGO01231161	16-Jan-23	16-Jan-28	NIL	NIL
77	VASUDEV CHANDRAKANT NARVEKAR	HNO. 9, WADACHAWADA SIRIGAO, ASSONORA BICHOLIM, GOA	10000	AGGO01231171	18-Jan-23	18-Jan-28	NIL	NIL
78	ALLAN DEREK RIBEIRO	KAMAT ARCADE, A/F26, ST.INEZ, PANAJI H.O, NORTH GOA- 403001	10000	AGGO01231180	31-Jan-23	31-Jan-28	NIL	NIL
79	ADITYA MAKWANA	HOUSE NO : MM 57, HOUSING BOARD COLONY, ALTO PORVORIM, NORTH GOA	10000	AGGO02231145	03-Feb-23	03-Feb-28	NIL	NIL
80	LATIKA GULYANI	B3-102, ZONE A, GERA RIVER OF JOY, KADAMBA PLATEAU, OLD GOA HIGHWAY, GOA	10000	AGGO02231185	07-Feb-23	07-Feb-28	NIL	NIL
81	SAURABH LOHIA	CASA DEL AMORES, HOUSE NO. 176, SURVEY NO. 193/14, PILERNE, BARDEZ, GOA	10000	AGGO02231136	09-Feb-23	09-Feb-28	NIL	NIL
82	AMIT KALRA	T-8, 602, PARASVNATH SRISHTI SECTOR-93 A, NOIDA, GAUTAM BUDDHA NAGAR, UTTAR PRADESH, 201301	10000	AGGO02231184	09-Feb-23	09-Feb-28	NIL	NIL
83	HIMANSHU JAIN	VILLA B-6, SAPANA COUNTY, BENAULIM, SALCETE, GOA	10000	AGGO02231176	13-Feb-23	13-Feb-28	NIL	NIL
84	GURPRET SINGH	B/ 56 , S/F, ASHA PARK, NEW DELHI. 110018	10000	AGGO02231139	13-Feb-23	13-Feb-28	NIL	NIL
85	ANIRUDDH MASNEKAR	OPP SHRI AMBREKAR NATH TEMPLE, PORVORIM, GOA	10000	AGGO02231173	14-Feb-23	14-Feb-28	NIL	NIL
86	ABISHEK DUGGAL	852, NEAR JAIN HOSPITAL, SECTOR-14, GURGAON, HARYANA-122001	10000	AGGO02231189	14-Feb-23	14-Feb-28	NIL	NIL
87	SHAILESH	HOUSE NO 259, SOCOLVADDO, ASSAGAO, BARDEZ, GOA	10000	AGGO02231147	14-Feb-23	14-Feb-28	NIL	NIL
88	SUBHASH RAMNATH SAWANT	CACRA WADDO, TISWADI, NORTH GOA	10000	AGGO02231188	15-Feb-23	15-Feb-28	NIL	NIL
89	PARAG GUPTA	S-5 G/F, OKHLA INDUSTRIAL AREA, PHASE-2, NEW DELHI-110020	10000	AGGO02231192	16-Feb-23	16-Feb-28	NIL	NIL
90	NILESH VINAICA SANGODCAR	SHOP NO.14, 1ST FLOOR, BUILDMORE BUSINESS PARK, XIMER KHORLI, MAPUSA GOA	10000	AGGO02231198	16-Feb-23	16-Feb-28	NIL	NIL
91	PRASHANT P TARI	SHREE SAI, H.NO.M21/A, NEAR VANADEVI TEMPLE, TISWADI GOA	10000	AGGO02231197	22-Feb-23	22-Feb-28	NIL	NIL
92	AGNELO FERNANDES	O-56/3, NEAR S.F.X CHAPEL ELLA OLD-GOA, TISWADI, NORTH GOA	10000	AGGO02231207	27-Feb-23	27-Feb-28	NIL	NIL
93	MANJUSHA M NAIK	H.NO 50/11 SHRI NAGESH HOUSING COLONY, AMRAI, CURTI, PONDA, GOA	10000	AGGO03231203	01-Mar-23	01-Mar-28	NIL	NIL
94	DAMACIANO FERNANDES	SHOP NO. 1A GROUND FLOOR, HOLY FAMILY APARTMENTS, OPP. SBI ATM BOOTH, ALTO PORVORIM, BARDEZ-GOA	10000	AGGO03231186	01-Mar-23	01-Mar-28	NIL	NIL

S. NO.	NAME OF THE REAL ESTATE AGENT	ADDRESS OF REAL ESTATE AGENT	FEES 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)
95	PRAKUL VERMA	A-001 LANDSCAPE SHIRE, CARANZALEM, PANAJI, GOA	10000	AGGO03231214	01-Mar-23	01-Mar-28	NIL	NIL
96	PRIYANKA MALGAONKAR	5/72/C "OM SAI PRITI", ALTINHO, MAPUSA, GOA	10000	AGGO03231177	01-Mar-23	01-Mar-28	NIL	NIL
97	SAACHI SUKEN MEHTA	HOUSE NO PLOT 34, PALM GROVE, MIRAMAR, PANAJI, GOA	10000	AGGO03231201	01-Mar-23	01-Mar-28	NIL	NIL
98	CHIRMILA RAINGAM	ARC VALLEY, FF1 LANE 08 SAVLEM, PORVORIM, GOA	10000	AGGO03231206	09-Mar-23	09-Mar-28	NIL	NIL
99	DEEKSHA BORKAR	MEADOWS, E-202, THIRD FLOOR, SALVADOR-DO-MUNDO, PAITHONA, BARDEZ, GOA	10000	AGGO03231210	09-Mar-23	09-Mar-28	NIL	NIL
100	DHARMESH P SAGLANI	H NO 850, GOKULWADI, CUDNEM, SANQUELM, NORTH GOA, 403505	10000	AGGO03231220	10-Mar-23	10-Mar-28	NIL	NIL
101	MADHURI BANERJEE	FLAT-F/201, ALDEIA DE GOA PHASE -5 SECTOR-2, VTC GOA UNIVERSITY, PO GOA UNIVERSITY, NORTH GOA 403206	10000	AGGO03231226	23-Mar-23	23-Mar-28	NIL	NIL
102	VINAY PRAJAPATI	204 VIPUL TRADE CENTRE, SECTOR 48, SOHNA ROAD, HARYANA, GURGAON. 122018	100000	AGGO03231208	23-Mar-23	23-Mar-28	NIL	NIL
103	KUNTAL PATTANAYAK	H. NO. 1749/2, NR. VIDYA PROBODHINI SCHOOL, ALTO PORVORIM, GOA	10000	AGGO03231230	23-Mar-23	23-Mar-28	NIL	NIL
104	ELSTON DIAS	PORBA VADDO, NEAR HARD ROCK HOTEL, CALANGUTE, BARDEZ, GOA	10000	AGGO03231237	29-Mar-23	29-Mar-28	NIL	NIL
105	ANTONIO CRUZ	H. NO-62, CHINCHOLIM, TISWADI, TALEIGAO, PANAJI, GOA	10000	AGGO03231232	29-Mar-23	29-Mar-28	NIL	NIL
106	SUSHANT PRAKASH REDKAR	F-112, NEAR MAHALAXMI TEMPLE, DEVULWADA, PANAJI, GOA	10000	AGGO03231233	29-Mar-23	29-Mar-28	NIL	NIL
107	MANGUESH PANANDIKER	GOPIKRUPA, 1ST WARD, COLVA, SALCETE - GOA	10000	AGGO03231212	30-Mar-23	30-Mar-28	NIL	NIL
108	ALVARO RALPH MIRANDA	H NO 143/3, OLIVER APARTMENTS, FONDVEM RIBANDAR, GOA	10000	AGGO03231224	30-Mar-23	30-Mar-28	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>82</b>	<b>44</b>	<b>88</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>49</b>	<b>44</b>	<b>64</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. The Authority initiated action against defaulters by way of recovery proceedings before the Revenue Authority and prosecution before Judicial Magistrate and Principal Civil Judge.

**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. 250/2021(Ali Hussain Tinwala V/s Prabhu**

**Chambers).**The Authority received a online complaint against the project “Prabhu Chambers” for non completion of building, delay in possession, non registration.Inspite of giving many opportunities, the complainant remained absent for the hearing. The Authority vide Roznama order dated 18/04/2022 dismissed the complaint for non-prosecution.

**6.2 Complaint No. 183/2021 (Gopal Toraskar V/s Sudin**

**Naik).**The Authority received a complaint against the project “Chintamani Plaza II” seeking refund, interest as complainant paid booking amount and later cancelled the agreement. The Authority vide order dated 19.04.2022 decided that it has no jurisdiction to decide cases of the recovery of money which is outside the purview of Section 18 of the Real Estate (Regulation and Development) Act, hence, the complaint not legally tenable and dismissed.

**6.3 Complaint No. 268/2021 (Vishal Ramesh Rawool V/s**

**Trivikaram Construction).**The Authority received a complaint against the project “Shivam Residency” as the respondent has handed over possession of premises but condition of premises is not according to terms of agreement and not executed the sale deed. The Authority vide order dated 21/04/2022 decided that as the matter was settled amicably between both the parties through consent terms, case disposed off, further proceedings dropped.

**6.4 Complaint No. 18/2018 (Kashinath Shetye V/s L & B Associates & Builder and Developers).**

The Authority received a complaint against the on-going real estate project “Sapphire Apartments” for violating various provisions under Section 3,4, 5, 9 and 10 of the Real Estate (Regulation And Development) Act, and liable for penalty under Section 59, 60, 61 and 62 of the Real Estate (Regulation And Development) Act. The Authority vide order

dated 27/04/2022 directed the respondent to register the project, pay the penalty of Rs. 50,000/- and get the project registered. The penalty was paid and the said project was registered.

**6.5 Complaint No. 310/2022 (Jugvir Inder Singh V/s Sanjeev Munjaal, Munjaal Boutique Homes Pvt Ltd).** The Authority received a complaint against the project “Origin”. During the scrutiny of the documents, it was observed that the complaint fee has not been paid. The Authority rejected the said complaint on 18/05/2022 for non payment of fees.

**6.6 Complaint No- 133/2020 (1.Manish Vinod Gosalia 2. Toral Manish Gosalia V/s M/s Umiya Holding Pvt. Ltd. & Umiya Builders and Developers).** The Authority received a complaint against the project “Umiya Mercado” for not forming society and executing sale deed. The Authority vide order dated 06.05.2022 directed the respondent to form the society/ cooperative society/ association of allottees and further execute the sale deed. Penalty of Rs.1,00,000/-for violating section 11 (4) (e) and Penalty of Rs. 1,00,000/- for violating section 11(4)(f) of the Real Estate (Regulation And Development) Act imposed. The respondent appealed against the said order to Maha RERA Appellate Tribunal, Mumbai for stay. Since the order dated 06/05/2022 has not been complied, matter was referred to the Revenue Officer and Principal District Judge (South Goa) for execution. The recovery proceedings kept on hold with Revenue Officer due to stay. The said complaint was referred to the Adjudicating Officer for deciding the compensation. The Adjudicating officer vide order dated 27/10/2022 awarded compensation of Rs. 2,50,000/- with interest at the rate of 10.25% p.a.

**6.7 Complaint No. 134/2020 (Arman Bankley V/s 1. M/s Umiya Holding Pvt. Ltd. 2.Umiya Builders and Developers).** The Authority received a complaint against the project “Umiya Mercado” for not forming society and executing sale deed. The Authority vide order dated 06.05.2022 directed the respondent to form the society/ cooperative society/ association of allottees and further execute the sale deed. Penalty of Rs.1,00,000/-for violating section 11 (4) (e) and Penalty of Rs.1,00,000/- for violating section 11(4)(f) of the Real Estate (Regulation And Development) Act imposed. The respondent appealed against the said order to Maha RERA Appellate Tribunal, Mumbai for stay. Since the order dated 06/05/2022 has not been complied, matter was referred to the Revenue Officer and Principal District Judge (South Goa) for execution. The recovery proceedings kept on hold with Revenue Officer due to stay. The said complaint was also referred to the Adjudicating Officer for deciding the compensation. The Adjudicating officer vide order dated 27/10/2022 awarded compensation of Rs. 2,50,000/- with interest at the rate of 10.25% p.a.

**6.8 Complaint No.(135)/2020 (Jitendra Kumar Agarwal V/s 1. M/s Umiya Holding Pvt. Ltd. 2.Umiya Builders and Developers).**The Authority received a complaint against the project “Umiya Mercado” for not forming society and executing sale deed. The Authority vide order dated 06.05.2022 directed the respondent to form the society/ cooperative society/ association of allottees and further execute the sale deed. Penalty of Rs.1,00,000/-for violating section 11 (4) (e) and Penalty of Rs.1,00,000/- for violating section 11(4)(f) of the Real Estate Regulation And Development Act imposed. The respondent appealed against the said order to Maha RERA Appellate Tribunal, Mumbai for stay. Since the order dated

06/05/2022 has not been complied, matter was referred to the Revenue Officer and Principal District Judge (South Goa) for execution. The recovery proceedings kept on hold with Revenue Officer due to stay. The said complaint was referred to the Adjudicating Officer for deciding the compensation. The Adjudicating officer vide order dated 27/10/2022 awarded compensation of Rs.2,50,000/- with interest at the rate of 10.25% p.a.

**6.9 Complaint No- 279/2021(Kalindi Uday Tar V/s M/s S. V. Developers).**The Authority received a complaint against the project “Shree Vastu Gardens” for delay in handing over possession. The Authority vide order dated 01/06/2022 decided that the matter was amicably settled by filing consent terms by both parties, hence, matter disposed, further proceedings dropped.

**6.10 Complaint No. 282/2021(Ganesh Janardhan Tulaskar V/s 1. M/s S. V. Developers 2. Kiran Dabolkar).** The Authority received a complaint against the project “ Shree Vastu Gardens” for failing to hand over possession. The Authority vide order dated 01/06/2022 decided that since the parties have settled the matter between themselves by filing consent terms, nothing survives in the complaint, hence complaint disposed of as per consent terms.

**6.11 Complaint No. 283/2021(Pranesh Ravindra Narvekar V/s 1. M/s S. V. Developers 2. Kiran Dabolkar).** The Authority received a complaint against the project “ Shree Vastu Gardens” for failing to hand over possession. The Authority vide order dated 01/06/2022 decided that since the parties have settled the matter between themselves by filing the consent terms, nothing survives in the complaint, hence complaint disposed of as per consent terms.

**6.12 Complaint No. 277/2021(Savalaram Narayan Gadekar and Ashwini S Gadekar V/s 1. M/s S. V. Developers 2. Kiran Dabolkar).** The Authority received a complaint against the project “Shree Vastu Gardens” for failing to hand over possession. The Authority vide order dated 01/06/2022 decided that since the parties have settled the matter between themselves by filing consent terms, nothing survives in the complaint, hence complaint disposed of as per consent terms.

**6.13 Complaint No. 281/2021 (Budhaji Narvekar V/s 1. M/s S. V. Developers 2. Kiran Dabolkar).** The Authority received a complaint against the project “Shree Vastu Gardens” for failing to hand over possession. The Authority vide order dated 01/06/2022 decided that since the parties have settled the matter between themselves by filing the consent terms, nothing survives in the complaint, hence complaint disposed of as per consent terms.

**6.14 Complaint No. 280/2021 (Arati Avinash Vernekar V/s 1. M/s S. V. Developers 2. Kiran Dabolkar).** The Authority received a complaint against the project “Shree Vastu Gardens” for failing to hand over possession. The Authority vide order dated 01/06/2022 decided that since the parties have settled the matter between themselves by filing the consent terms, nothing survives in the complaint, hence complaint disposed of as per consent terms.

**6.15 Complaint No. 278/2021 (Uday Govind Tar V/s 1. M/s S. V. Developers 2. Kiran Dabolkar).** The Authority received a complaint against the project “Shree Vastu Gardens” for failing to hand over possession. The Authority vide order dated 01/06/2022 decided that since the parties have settled the matter between themselves by filing the consent terms, nothing survives in the complaint, hence complaint disposed of as per consent terms.

**6.16 Complaint No. 28/2018 (Kashinath Jairam Shetye and others V/s Civilco Engineers and Associates).** The Authority received a complaint against 07 projects(a) Empire Heritage, Valpoi, Goa, (b) Mahalaxmi Elite- Phase 2, Bandora, Ponda, Goa, (c)Golden Sand I Porvorim, Goa, (d) Golden Heights -II Porvorim (e) Surya Residency, Bandora, Ponda, Goa,(f) Empire Village-I Banastarim, Goa (g) Empire Village-II Banastarim, Goa for violation of various provisions under Section 3, 4, 5, 6, 8, 9 and 10 of the Real Estate (Regulation And Development) Act and liable for action under provisions of Section 59, 60, 61, 62 and 69(1) of the said Act. The Authority vide order dated 07.06.22 decided that the contentions of complainant regarding violation of Sections 3, 4, 5, 6, 8, 9 and 10 of the said Act has no merit and disposed of accordingly.

**6.17 Complaint No. 300/2021 (Selwyn Lobo V/s Sunil Kumar).** The Authority received a complaint against the project “Pallolem Hills” seeking interest and compensation from the respondent for not handing over possession. The Authority vide order dated 23/06/2022 reiterated that, it is already decided that registration is not required in respect of this project as ongoing project and same is exempted. Therefore, the complaint filed before the Authority is not maintainable and same is rejected.

**6.18 Complaint No. 302/2021 (Sonali Nair v/s Diwakar Mysore Ramamurthy).** The Authority received a complaint against the project “Expat Vida Uptown Goa Apartments Phase III” seeking interest and compensation from the respondent for delay in handing over possession. The Authority vide roznama order dated 06/07/2022 decided that, the complaint is dismissed for non-appearance and non prosecution, proceedings closed.

**6.19 Complaint No. 275/2021 (Mohammed Farhan Memon v/s Gera Developments Private Limited).** The Authority received a complaint against the project “Gera’s Imperium Premio” seeking refund of amount along with interest, damages and compensation for terminating the agreement arbitrarily. Order dated 07/07/2022 passed by the Authority. The respondent was directed to refund the amount of Rs. 1,31,43,015/-, imposed penalty of Rs.10,00,000/- as per section 61 of the Act, payable within 30 days from the date of receipt of the order failing which liable to pay interest at the rate of 9.5% p.a. Since order not complied with it is forwarded to the Revenue Officer for execution. The respondent filed an appeal and obtained stay against the order. Hence, recovery proceedings kept on hold.

**6.20 Complaint No. 313/2022 (Anthony Fernandes v/s M/s Expat Projects and Developments Pvt. Ltd.)** The Authority received a complaint against the project “Vida Phase II” for restoration of project. The complainant though duly served, remained absent inspite of giving many opportunities. Roznama Order dated 12/07/2022 passed by the Authority, matter dismissed for non appearance and non prosecution.

**6.21 Complaint No. 131/2020 (Murtaza Abbas Nasikwala v/s Eclectic Developers Pvt. Ltd.)** The Authority received a complaint against the project “Palolem Hills” seeking possession and compensation for delay. The Authority vide order dated 12/07/2022 observed that, it is already decided in another complaint that the project Palolem Hills is exempted from the purview of registration, therefore, the complaint is not legally maintainable.

**6.22 Complaint No. 291/2021 (Pallavi and Mahesh Shirke v/s Expat Projects and Development).** The Authority received a

complaint against the project “Vida Phase II” seeking possession and compensation for delay. The Authority vide roznama order dated 19/07/2022 dismissed the complaint for non prosecution as neither the complainant nor the advocate appeared for hearing.

**6.23 Complaint No. 273/2021(Aditya Pansari v/s Bhaven Parikh M/S Diagrams Realty LLP).** The Authority received a complaint against the project “La Vida” as respondent failed to register deed of sale, transfer house tax. The Authority vide order dated 28/07/2022 decided that the respondent received completion certificate on 13/11/2014, whereas the Real Estate (Regulation and Development) Act came into force in 25/03/2016. Hence, the complaint was legally not maintainable and the said complaint dismissed.

**6.24 Complaint No. 259/2021(Anand Kumar Pandey v/s Expat Projects and Development Pvt. Ltd.).** The Authority received a complaint against the project “Vida Phase II”. The Authority vide Order dated 02.08.2022 decided that the matter was settled amicably by filing consent terms, hence further proceedings dropped, complaint closed.

**6.25 Complaint No. 314/2022 (Mustansir Raipurawala v/s Ms Expat Projects And Developments Pvt. Ltd).** The Authority received a complaint against the project “Vida Phase II” for delay in handing over the flat. The Authority vide roznama order dated 08/08/2022 dismissed the complaint for non appearance and non prosecution.

**6.26 Complaint No. 150/2020(Gastao Edith Francisco Faria v/s M/s Sunstar Homes).** The Authority received a complaint against the project “Tara Garden Phase II” for delay in handing over possession of the flat. The Authority vide order dated 23/08/2022

dismissed the complaint as the issue is beyond jurisdiction and issue pending in civil court.

**6.27 Complaint No. 316/2022 (Mary Custodio D'souza v/s M/S Joma Builders).** The Authority received a complaint against the project "Joma's Martin Nest" for delay in handing over possession of flat, hence, seeking refund with interest and compensation. The Authority vide order dated 23/08/2022 directed respondent to refund Rs. 28,00,000/- with interest at the rate of 10% p.a, imposed penalty of Rs. 5,00,000/- and directed to register the project after submitting the relevant documents. The Respondent paid the penalty of Rs. 5,00,000/-.The matter was referred to the Adjudicating Officer. The Adjudicating officer vide order dated 11/05/2023 awarded compensation of Rs. 4,50,000/- with interest 10.70% p.a. Order passed by Adjudicating Officer dated 11/05/2023 has been complied.

**6.28 Complaint No. 262/2021(Sayed Imran v/s Prabhu Construction).** The Authority received a complaint against the project "Prabhu Chambers" for issues concerning water logging in basement, lift not working, kiosk in front of main entrance not removed, parking area submerged under water, no electricity connection, no occupancy, therefore relief sought to project takeover, compensation, execution of registered agreement. The Authority vide order dated 25/08/2022 decided that the registered agreement for sale is not produced, hence the Authority has no jurisdiction to decide the authenticity and genuineness of the disputed receipts which are the only main documents produced on record in support of locus standi, therefore, the said matter was dismissed. The matter was referred to the Adjudicating officer for

determining compensation. By order dated 12/07/2023 the claim for compensation filed by the applicant stands dismissed.

**6.29 Complaint No. 264/2021 (Mackenzo Baptisto P Cardoz v/s Prabhu Constructions).** The Authority received a complaint against the project “Prabhu Chambers” for issues concerning water logging in basement, lift not working, kiosk in front of main entrance not removed, parking area submerged under water, no electricity connection, no occupancy, therefore relief sought to project takeover, compensation, execution of registered agreement. The Authority vide order dated 25/08/2022 decided that since order dated 17/03/2022 has already been passed no new direction is given to the respondent. The matter was referred to the Adjudicating officer for determining compensation. The Adjudicating officer vide order dated 30/11/2022 directed the respondent to pay compensation of Rs. 37,26,000/-for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, Also compensation of Rs.25,000/- towards costs of litigation. In case of default, with interest at the rate of 10.35% p.a.

**6.30 Complaint No. 261/2021 (Prashant P Desai v/s Prabhu Constructions).** The Authority received a complaint against the project “Prabhu Chambers” for issues concerning water logging in basement, lift not working, kiosk in front of main entrance not removed, parking area submerged under water, no electricity connection, no occupancy, therefore relief sought to project takeover, compensation, execution of registered agreement. The Authority vide order dated 25/08/2022 decided that the agreement for sale is unregistered, hence, matter was dismissed. The matter was referred to the Adjudicating officer for determining

compensation. By order dated 12/07/2023, the claim for compensation filed by the applicant stands dismissed.

**6.31 Complaint No.263/2021 (Percival P D Silva v/s Prabhu Constructions).** The Authority received a complaint against the project “Prabhu Chambers” for issues concerning water logging in basement, lift not working, kiosk in front of main entrance not removed, parking area submerged under water, no electricity connection, no occupancy, therefore relief sought project takeover, compensation, execution of registered agreement. The Authority vide order dated 25/08/2022 decided that the prayer of project take over, statutory interest, delivery of possession is rejected, however, notice for termination of agreement for construction cum sale is held to be bad in law. The matter was referred to Adjudicating officer for deciding compensation. The Adjudicating officer vide order dated 30/11/2022 directed the respondent to pay compensation of Rs. 29,16,000/-for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, Also compensation of Rs. 25,000/- towards costs of litigation awarded. In case of default, with interest at the rate 10.35% p.a.

**6.32 Complaint No.(266)/2021 (Dawood Ismail Shaikh v/s Prabhu Construction).** The Authority received a complaint against the project “Prabhu Chambers” for water logging in basement, lift not working, kiosk in front of main entrance not removed, parking area submerged under water, no electricity connection, no occupancy, therefore relief sought to project takeover, compensation, execution of registered agreement. The Authority vide order dated 25/08/2022 decided that the respondent directed to give possession of the unit, respondent also directed to pay interest to the complainant at the rate of 10% p.a for every month of delay..

Since the order has not been complied with, matter referred to Revenue Officer and Principal District Judge (North Goa) for execution. The matter was referred to Adjudicating officer for deciding compensation. The Adjudicating officer vide order dated 30/11/2022 directed the respondent to pay compensation of Rs. 9,60,000/-for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, Also compensation of Rs.25,000/- towards costs of litigation awarded. In case of default, with interest at the rate 10.35% p.a.

**6.33 Complaint No-(267)/2021 (Lincoln Nestor Dias v/s Prabhu Constructions).** The Authority received a complaint against the project “Prabhu Chambers” for issue concerning water logging in basement, lift not working, kiosk in front of main entrance not removed, parking area submerged under water, no electricity connection, no occupancy, therefore relief sought to project takeover, compensation, execution of registered agreement. The Authority vide order dated 25/08/2022 decided that since order dated 17/03/2022 has already been passed, no new direction is given to the respondent. The matter was referred to the Adjudicating officer for determining compensation. The Adjudicating officer vide order dated 30/11/2022 directed the respondent to pay compensation of Rs. 36,36,000/-for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, Also compensation of Rs. 25,000/- towards cost of litigation awarded, and in case of default, with interest at the rate 10.35% p.a.

**6.34 Complaint No-(265)/2021 (Sanjay Laxman Raut v/s Prabhu Chamber).** The Authority received a complaint against the project “Prabhu Chambers” filed for compensation, not handing over possession, interest for delayed possession. The Authority vide

order dated 25/08/2022 directed respondent to hand over possession of the units, and also directed to pay interest at the rate of 10% p.a. Since the order has not been complied with, matter referred to Revenue Officer and Principal District Judge (North Goa) for execution. The matter was also referred to Adjudicating officer for deciding compensation. The Adjudicating officer vide order dated 30/11/2022 directed the respondent to pay compensation of Rs. 9,60,000/- for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, Also compensation of Rs. 25,000/- towards costs of litigation awarded, and in case of default, with interest at the rate 10.35% p.a.

**6.35 Complaint No.(309)/2022 (Subhadra Desurkar v/s Guruprasad Builders, Proprietor Mr. Mahesh Ganesh Joshi).** The Authority received a complaint against the project “Damodar Residency” filed for submission of false information. In spite of giving many opportunities, the complainant remained absent. The Authority vide roznama order dated 19/09/2022, dismissed the complaint for non-appearance and non-prosecution.

**6.36 Complaint No.(182)/2021 (Harshat Sonu Pednekar v/s Provident Housing Ltd).** The Authority received a complaint against the project “Adora De Goa” filed for false representation, committed fraud during the sale of the unit. Complainant seeking cancellation of approval, permission granted to the project and compensation. The Authority vide order dated 22/09/2022 decided that, complainant failed to prove promoter making false representations, therefore not entitled to order of cancelling approval and permission granted by statutory Authorities to the project. Hence, complaint rejected. The matter was further referred

for Adjudication. The Adjudication Officer vide order dated 28.02.2023 dismissed the case.

**6.37 Complaint No.(272)/2021(Francis Rebello and Rosita Rebello v/s Expat Projects and Development Pvt. Ltd).** The Authority received a complaint against the project “Expat Vida Phase II” seeking refund, compensation and revocation of three extensions granted to project for delay in completion .The Authority vide order dated 28/09/2022 directed the respondent to refund the amount of Rs. 20,13,463/- with interest at the rate of 10% p.a, to pay penalty of Rs.1,00,000/- under section 61of RERA Act. Since the order was not complied with, matter was referred for execution to Revenue officer. It was also referred to the Adjudicating Officer to decide compensation. The Adjudicating Officer vide order dated 19/05/2023 awarded compensation of Rs.8,30,466/-, with interest at the rate of 10.70% p.a.

**6.38 Complaint No.(270)/2021(Mr. Spancer Xavier Fernandes v/s Expat Projects and Development Pvt Ltd).** The Authority received a complaint against the project “Expat Vida Phase II” seeking refund, compensation and revocation of three extensions granted to project for delay in completion. The Authority vide order dated 28/09/2022 directed the respondent to refund the amount of Rs. 26,63,375/- with interest at the rate of 10% p.a, to pay penalty of Rs.1,00,000/- under section 61of RERA Act. Since the order was not complied with, it was referred for execution to Revenue Officer. The complaint was also referred to the Adjudicating Officer to decide compensation. The Adjudicating officer vide order dated 19/05/2023, awarded compensation of Rs. 13,10,502/-, with interest at the rate of 10.70% p.a.

**6.39 Complaint No.(271)/2021(Mrs. Jessica Arun Naidu and Mr. Arun Jairam Naidu v/s Expat Projects and Development Pvt.**

**Ltd.)** The Authority received a complaint against the project “Expat Vida Phase II” seeking refund, compensation and revocation of extension granted to project for delay in completion . The Authority vide order dated 28/09/2022, directed the respondent to refund the amount of Rs. 25,39,387/- with interest at the rate of 10% p.a, to pay penalty of Rs.1,00,000/- under section 61of RERA Act. Since the order was not complied with, it was referred for execution to Revenue Officer. The complaint was also referred to the Adjudicating Officer to decide compensation. The Adjudicating Officer vide order dated 19/05/2023, awarded compensation of Rs. 15,39,662/-, with interest at the rate of 10.70% p.a..

**6.40 Complaint No. (274)/2021(Mr. Paul Navel Remigio Fernandes and Rushila Maria Fatima Fernandes v/s Expat Projects and Development Pvt. Ltd.)**. The Authority received a complaint against the project “Expat Vida Phase II” seeking refund, compensation and revocation of extension granted to project for delay in completion. The Authority vide order dated 28/09/2022, directed the respondent to refund the amount of Rs.30,85,240/- with interest at the rate of 10% p.a, to pay penalty of Rs.1,00,000/- under section 61of RERA Act. Since the order was not complied with, it was referred for execution to Revenue Officer. The complaint was also referred to the Adjudicating Officer to decide compensation. The Adjudicating officer vide order dated 19/05/2023 awarded compensation of Rs. 13,00,322/-, with interest at the rate of 10.70% p.a.

**6.41 Complaint No. (254)/2021(Archana Ashok Amshekar v/s M/s Rehan Construction, Builder and Developers)**.The Authority received a complaint against the project “Anwar Residency” for non completion of project. Order dated 21.10.2022 passed by the Authority directed the respondent to complete the project within 04

months and deliver possession of flat to the complainant. Matter was referred for deciding compensation by the Adjudicating officer. The Adjudicating Officer vide order dated 30/03/2023, directed the respondent to pay compensation Rs.15,00,000/- with interest 10.70% p.a. Also compensation of Rs.50,000/- at 10.70% p.a under section 71 of RERA Act and costs of Rs. 50,000/- at 10.70% p.a.

**6.42 Complaint No. (181)/2021(Khalil Ahamad Aga v/s M/s Expat Projects and Development Pvt.Ltd.).** The Authority received a complaint against the project “Vida Phase II” as the respondent failed to complete the project on time, therefore complainant seeking refund, interest and compensation. The Authority vide order dated 27/10/2022, decided that the letter of intent neither signed by the complainant nor any agreement for sale executed, hence, complaint dismissed. Matter was referred for adjudication. The Adjudicating Officer vide order dated 22/02/2023, dismissed the matter as withdrawn as the complainant filed an application for withdrawal due to amicable settlement.

**6.43 Complaint No. (185)/2021 (Mohamad Hanif Aga v/s M/s Expat Projects and Development Pvt. Ltd.)** The Authority received a complaint against the project “Vida Phase II” as the respondent failed to complete the project on time, therefore complainant seeking refund, interest and compensation. The Authority vide order dated 27/10/2022, decided that though the letter of intent was issued, however, agreement for sale not executed, hence, complaint dismissed. The matter was referred to the adjudicating officer. The Adjudicating Officer vide order dated 22/02/2023, dismissed the matter as withdrawn as the complainant filed an application for withdrawal due to amicable settlement.

**6.44 Complaint No (228)/2021 (Pascal Monis v/s M/s Expat Projects and Development Pvt. Ltd).** The Authority received a complaint against the project “Vida Phase II” as the respondent failed to complete the project on time, therefore complainant seeking refund, interest and compensation. The Authority vide order dated 27/10/2022, decided that there is no agreement for sale executed, no document to show concluded contract, hence, complaint dismissed. The matter was referred to the adjudicating officer. The Adjudicating Officer vide order dated 22/02/2023, dismissed the matter as withdrawn as the complainant filed an application for withdrawal due to amicable settlement.

**6.45 Complaint No. (256)/2021(Melissa Rodrigues v/s M/s Expat Projects and Development Pvt. Ltd).** The Authority received a complaint against the project “Vida Phase II” as the respondent failed to complete the project on time, therefore, complainant seeking refund, interest and compensation. The Authority vide order dated 27/10/2022 decided that there is no agreement for sale executed, no document to show concluded contract, hence, complaint dismissed. The matter was referred to the adjudicating officer. The Adjudicating Officer vide order dated 13/01/2023, dismissed the matter as withdrawn as the complainant filed an application for withdrawal due to amicable settlement.

**6.46 Complaint No. (255)/2021 (1. Sandeep Ankush Gawade 2. Sanchita Sandeep Gawade v/s M/s Rehan Construction, Builder and Developers)**The Authority received a complaint against the project “Anwar Residency” for non completion of project. Order dated 27/10/2022 passed by the Authority directed the respondent to complete the project within 04 months, and deliver possession of the flat to the complainant. Matter was referred for compensation to Adjudicating officer. The Adjudicating

Officer vide order dated 30/03/2023 directed respondent to pay compensation by way of interest on amount of Rs.24,22,000/- at rate of 10.70% p.a. for violation under section 18(3) with section 71 of the Real Estate (Regulation And Development) Act, 2016. The respondent also liable to pay compensation of Rs. 50,000/- at the rate 10.70% p.a under section 71 of RERA Act. The respondent also liable to pay costs quantified at Rs. 50,000/- at 10.70% p.a.

**6.47 Complaint No. (229)/2021 (1)Aftaf Ahmed Xec (2) Sameena Syeda Sultana v/s M/s Expat Projects and Development Pvt. Ltd).** The Authority received a complaint against the project “Vida Phase II” as promoter failed to complete the project on time, hence seeking refund with interest and compensation. The Authority vide order dated 31/10/2022, directed the respondent to refund the amount of Rs. 21,00,596/- with 10.25% interest, and penalty of Rs. 1,00,000/- under section 61 of the Real Estate (Regulation And Development) Act, 2016. Since the order was not complied, the matter was referred to the Revenue Officer for execution. The matter was also referred to the Adjudicating Officer for compensation.

**6.48 Complaint No. (184)/2021 (Shoeb Mansoor Muljiani v/s M/s Expat Projects and Development Pvt. Ltd.)**The Authority received a complaint against the project “Vida Phase II” as promoter failed to complete the project on time, hence seeking refund and compensation. The Authority vide order dated 31.10.2022, directed respondent to give refund Rs. 26,54, 530/- with interest at the rate of 10.25% , penalty of Rs. 1,00,000/-. Since the order was not complied, the matter was referred to the Revenue Officer for execution. The said matter was also forwarded to the Adjudicating officer. The Adjudicating Officer vide roznama order dated 14/12/2022 observed that “the complainant vide his email dated

09/12/2022 expressed he is not interested in pursuing for compensation against the respondent. The matter stands closed”.

**6.49 Complaint No. (257)/2021 (Mubina Bi Aziz Shaikh v/s M/s Expat Projects and Development Pvt. Ltd.)** The Authority received a complaint against the project “Vida Phase II” as promoter failed to complete the project on time, hence, seeking refund and compensation. The Authority vide order dated 31/10/2022, directed the respondent to refund the amount of Rs.34,07,197/- with 10.25% interest to the complainant and penalty of Rs. 1,00,000/- to be paid to the Authority under section 61 of RERA Act. Since the order was not complied, the matter was referred to the Revenue Officer for execution. Case referred to Adjudicating Officer to decide compensation.

**6.50 Complaint No. (308)/2022 (Santosh Krishna Prabhugaonkar v/s 1. M/s M.S. Builders and Developers 2. Mrs. Sandhya Sadanand Gaude 3. Mrs. Savita Vithal Miringkar 4. Mr. Narendra Gopinath Gaonkar).** The Authority received a complaint against the project “Kulswamini” for restoration of open space in the project, and declare its sale to respondent-4 as illegal. The Authority vide order dated 03/11/2022, decided that the sale of open area admeasuring 45 sq. mtrs. by promoters to the respondent is illegal, and respondent to take possession of an area, and remove the structure on the open space. The case was referred to the Adjudicating Officer. The Adjudicating officer vide order dated 14/07/2023 awarded compensation of Rs. 2,50,000/- with interest at 10.70% p.a.

**6.51 Complaint No. (315)/2022 (Preeti Desai Vs Nagesh Patil).** The Authority received a complaint against the project “Sai Enclave” for various defects regarding flat. The Authority vide order dated 07/11/2022 decided to refer it to the Adjudicating Officer to decide

the case under section 71 of the Real Estate (Regulation and Development) Act.

**6.52 Complaint No. (292)/2021 (Karan khatri Vs Uday Ghanashyam Naik).** The Authority received a complaint against the project “G. N. Legacy I” for delay in handing over possession. Complainant seeking possession, interest and compensation from the respondent. The Authority vide order dated 16/11/2022 directed respondent to give possession of the flat to the complainant after obtaining occupancy certificate. The respondent also directed to pay interest of 10.35% p.a for every month of delay to complainant on amount paid by him within a period of 08 months .The respondent also directed to pay penalty of Rs. 50,000/-within a period of 08 months from the date of this order. Since the order was not complied with, matter was referred to the Revenue Officer for recovery, also to the Principal District Judge (South Goa). Matter was referred for Adjudication. The Adjudicating Officer vide order dated 23/06/2023 dismissed the claim for compensation.

**6.53 Complaint No. (293)/2021 (Pankaj Indradev Yadav alias Pankaj Kumar Yadav Vs Uday Ghanashyam Naik).** The Authority received a complaint against the project “G.N.Legacy I” for delay in handing over possession. Complainant seeking possession, interest and compensation from the respondent. The Authority vide order dated 16/11/2022, directed respondent to give possession of flat to the complainant after obtaining occupancy certificate. The respondent also directed to pay interest of 10.35% p.a for every month of delay to complainant on amount paid by him within a period of 08 months .The respondent also directed to pay penalty of Rs. 50,000/-within a period of 08 months from the date of this order. Since the order was not complied with, matter was referred

to the Revenue Officer for recovery, also to the Principal District Judge (South Goa). Matter was referred for Adjudication. The Adjudicating Officer vide order dated 23/06/2023 dismissed the claim for compensation.

**6.54 Complaint No. (294)/2021 (Bhiva Madso Gawas Vs Uday Ghanashyam Naik).** The Authority received a complaint against the project “G.N.Legacy I” for delay in handing over possession. Complainant seeking possession, interest and compensation from the respondent. The Authority vide order dated 16/11/2022, directed respondent to give possession of flat to the complainant after obtaining occupancy certificate. The respondent also directed to pay interest of 10.35% p.a for every month of delay to complainant on amount paid by him within a period of 08 months. The respondent also directed to pay penalty of Rs. 50,000/-within a period of 08 months from the date of this order. Since the order was not complied with, matter was referred to the Revenue Officer for recovery, also to the Principal District Judge (South Goa). Matter was referred for Adjudication. The Adjudicating officer vide order dated 23/06/2023 dismissed the claim for compensation.

**6.55 Complaint No.(295)/2021 (Mahendra Singh Kulria Vs Uday Ghanashyam Naik).** The Authority received a complaint against the project “G.N.Legacy I” for delay in handing over possession. Complainant seeking possession, interest and compensation from the respondent. The Authority vide order dated 16/11/2022, directed respondent to give possession of flat to the complainant after obtaining occupancy certificate. The respondent also directed to pay interest of 10.35% p.a for every month of delay to complainant on amount paid by him within a period of 08 months. The respondent also directed to pay penalty of Rs. 50,000/-within a period of 08 months from the date of this order. Since the order

was not complied with, matter was referred to the Revenue Officer for recovery, also to the Principal District Judge (South Goa). Matter was referred for Adjudication. The Adjudicating officer vide order dated 23/06/2023 dismissed the claim for compensation.

**6.56 Complaint No. (296)/2021 (Janvi Janardhan Shirodkar Vs Uday Ghanashyam Naik).** The Authority received a complaint against the project “G.N.Legacy I” for delay in handing over possession. Complainant seeking possession, interest and compensation from the respondent. The Authority vide order dated 16/11/2022, directed respondent to give possession of flat to the complainant after obtaining occupancy certificate. The respondent also directed to pay interest of 10.35% p.a for every month of delay to complainant on amount paid by him within a period of 08 months .The respondent also directed to pay penalty of Rs. 50,000/-within a period of 08 months from the date of this order. Since the order was not complied with, matter was referred to the Revenue Officer for recovery, also to the Principal District Judge (South Goa). Matter was referred for Adjudication. The Adjudicating Officer vide order dated 23/06/2023 dismissed the claim for compensation.

**6.57 Complaint No. (297)/2021 (Kuldeep singh Vs Uday Ghanashyam Naik).** The Authority received a complaint against the project “G.N.Legacy I” for delay in handing over possession. Complainant seeking possession, interest and compensation from the respondent. The Authority vide order dated 16/11/2022, directed respondent to give possession of flat to the complainant after obtaining occupancy certificate. The respondent also directed to pay interest of 10.35% p.a for every month of delay to complainant on amount paid by him within a period of 08 months. The respondent also directed to pay penalty of Rs. 50,000/-within a

period of 08 months from the date of this order. Since the order was not complied with, matter was referred to the Revenue Officer for recovery, also to the Principal District Judge (South Goa). Matter was referred for Adjudication. The Adjudicating Officer vide order dated 23/06/2023 dismissed the claim for compensation.

**6.58 Complaint No. (298)/2021 (Anil Baburao Waignkar Vs Uday Ghanashyam Naik).** The Authority received a complaint against the project “G.N.Legacy I” for delay in handing over possession. Complainant seeking possession, interest and compensation from the respondent. The Authority vide order dated 16/11/2022, directed respondent to give possession of flat to the complainant after obtaining occupancy certificate. The respondent also directed to pay interest of 10.35% p.a for every month of delay to complainant on amount paid by him within a period of 08 months. The respondent also directed to pay penalty of Rs. 50,000/-within a period of 08 months from the date of this order. Since the order was not complied with, matter was referred to the Revenue Officer for recovery, also to the Principal District Judge (South Goa). Matter was referred for Adjudication. The Adjudicating Officer vide order dated 23/06/2023 dismissed the claim for compensation.

**6.59 Complaint No. (299)/2021 (Madanant Vithoba Prabhu & another Vs Uday Ghanashyam Naik).** The Authority received a complaint against the project “G.N.Legacy I” for delay in handing over possession. Complainant seeking possession, interest and compensation from the respondent. The Authority vide order dated 16/11/2022, directed respondent to give possession of flat to the complainant after obtaining occupancy certificate. The respondent also directed to pay interest of 10.35% p.a for every month of delay to complainant on amount paid by him within a period of 08 months. The respondent also directed to pay penalty of Rs.

50,000/-within a period of 08 months from the date of this order. Since the order was not complied with, matter was referred to the Revenue Officer for recovery, also to the Principal District Judge (South Goa). Matter was referred for Adjudication. The Adjudicating Officer vide order dated 23/06/2023 dismissed the claim for compensation..

**6.60 Complaint No. (126)/2020 (GERA Development Pvt Ltd Vs Edwin ER Cotta).**The Authority received a complaint against the project “Gera's River of Joy Apartments” filed by the promoter against the allottee for violating terms and conditions of Articles of agreement, therefore complainant sought cancellation of agreement and injunction against respondent not to create third party interest. The Authority vide order dated 16/11/2022 decided that, since the matter stands settled between both parties, the complaint withdrawn. The deed of cancellation has been executed and registered. The complainant handed over a cheque of Rs.5,25,000/- to the respondent towards full and final settlement claim, and respondent has no further grievances against the complainant. Thus complaint stands disposed off.

**6.61 Complaint No. (253)/2021 (Mr Joven Fernandes Vs Expat Project & Development Pvt. Ltd.)**The Authority received a complaint against the project “Expat Vida” as inspite of executing agreement for sale and making part payment, the respondent has abandoned the site, and demonstrated that respondent is incapable of completing construction, complaint filed under section 18 of Real Estate (Regulation and Development) Act for refund with interest. The Authority passed order dated 30/11/2022 decided that matter was settled by filing consent terms.

**6.62 Complaint No.(304)/2022 (John Noronha V/s Provident Housing Limited).** The Authority received a complaint against the

project “Adora De Goa” as actual cost or cost break up was not provided by respondent at the time of booking, complaint filed under section 12 of the Real Estate (Regulation and Development) Act for refund with interest. The Authority vide order dated 01/12/2022 decided that the prayer of complainant to return booking amount with interest is rejected being outside the purview of section 12 of the Real Estate (Regulation and Development) Act. Therefore the complaint was dismissed.

**6.63 Complaint No. (301)/2021 (Harshad Subhash Sawant V/s Expat Project & Development Private Limited).** The Authority received a complaint against the project “Expat Vida Uptown Goa Row House” filed for delayed possession, seeking return of amount paid. Order dated 06/12/2022 passed by the Authority. The respondent was directed to refund the amount of Rs.57,20,300/- with interest of 10.35% p.a to the complainant and Penalty of Rs.1,00,000/- to be paid to the Authority. Since the order was not complied, matter was referred to Revenue Officer for execution.

**6.64 Complaint No. (5)/2018 (Deepti Aggarwal V/s Isprava Vesta Private Limited).** The Authority received a complaint against the project “Casa Brava” for non-registration of project. The Authority vide order dated 13/12/2022 decided that the project has obtained completion certificate on 26/11/2017 i.e. prior to 23/03/2018, hence, section 3 of Real Estate (Regulation and Development) Act is not attracted and registration of project is not required. Hence, proceedings dropped, complaint closed.

**6.65 Complaint No. (6)/2018 (Deepti Aggarwal V/s Isprava Vesta Private Limited).** The Authority received a complaint against the project “Estate De Escobar” for non-registration of project. Order dated 14.12.2022 passed by the Authority to the effect that construction of villa was not for sale to the third party but it was for

the purpose of use of the owner, hence, registration is not required. Proceedings dropped, complaint closed.

**6.66 Complaint No. (125)/2020 (Gera Development Pvt. Ltd. V/s Edger Mr. Cotta and Mrs. Lizette Cotta).** The Authority received a complaint against the project “Gera's River of Joy Apartments” filed by the promoter against the allottee for violating terms and conditions of Articles of agreement, therefore complainant sought cancellation of agreement and injunction against respondent not to create third party interest. The Authority vide order dated 15/12/2022 decided that, since both parties have submitted a joint submission that matter stands settled between them. The complainant withdrawn the complaint and respondent cleared the outstanding amount. The Deed of Sale has been executed between both parties. Hence, the matter stands disposed off.

**6.67 Complaint No. (7)/2018 (Deepti Aggarwal V/s Isprava Vesta Private Limited).** The Authority received a complaint against the project “Estate De Alta Palmeira” for non-registration of project. The Authority vide order dated 15/12/2022 decided that the construction of villa was not for sale to the third party, but it is for the purpose of use by the owner, hence, registration is not required. Further proceedings dropped, complaint rejected.

**6.68 Complaint No. (305)/2022 (Ms. Veena Wadkar and PituWadkar V/s M/s Prabhu Realtors).** The Authority received a complaint against the project “Prabhus Violetta” for charging excess payment of GST and transformer charges and for declaring termination of agreement for sale is arbitrary. The Authority vide order dated 20/12/2022, decided that the complaint is disposed by filing the Consent terms.

**6.69 Complaint No. (153)/2020(Mr. Joseph Mendonsa & another V/s Expat Projects & Development Pvt. Ltd.)**The Authority

received a complaint against the project “Expat VIDA Uptown Goa (Row Houses)” for delayed possession, therefore, seeking possession and interest. The Authority vide order dated 20/12/2022 directed respondent to give possession, interest at the rate of 10.60% p.a till the date of possession, and imposed penalty of Rs.1,00,000/-. Since the order was not complied, matter was referred to the Revenue Officer for execution. Matter was also referred to the Adjudicating Officer. The Adjudicating Officer vide order dated 30/06/2023 dismissed the claim for compensation.

**6.70 Complaint No. (129)/2020 (Vincent J Andrade V/s Abdul Gafoor, Mr. Ratnapal Namdev Taksande, Mrs Reena R Taksande).** The Authority received a complaint against the project “Mannat Heritage” as respondent No. 1 sold the same flat to two different parties, therefore, seeking cancellation of agreement between respondent 1 and respondent 2 and 3, hand over possession with compensation, terminate license of respondent. The Authority vide order dated 21/12/2022 decided that, cancellation of sale deed or the conveyance deed is beyond the jurisdiction of Goa RERA, complainant may approach appropriate Authority for seeking relief. Penalty of Rs. 1,00,000/- imposed against the respondent No. 1 under section 61 of Real Estate (Regulation and Development) Act, 2016 to be paid within 60 days. The Respondent No. 1 paid the penalty. The matter was referred to the Adjudicating Officer. The Adjudicating Officer vide order dated 02/06/2023 decided that, the claim for compensation filed by the applicant stands dismissed.

**6.71 Complaint No. (311)/2021(Harshala Harish Naik & Harish S. Naik V/s Sunstar Homes).** The Authority received a complaint against the project “Tara Gardens Phase II” for delay in handing

over possession, therefore seeking interest. The Authority vide order dated 28/12/2022 disposed of as per the consent terms.

**6.72 Complaint No. (3)/2018 (Ms. Deepti Agarwal V/s Isprava Vesta Private Limited).** The Authority received a complaint against the project “Villa Bella Piante” for non-registration of project. The Authority vide order dated 30/12/2022 decided that for registration of project under Real Estate (Regulation and Development) Act, both conditions under Section 3(2) have to be fulfilled. However, in the present complaint, the project does not require registration under section 3 of RERA Act as it meets only one of the conditions incorporated in the said subsection. Hence proceedings dropped, complaint rejected.

**6.73 Complaint No. (4)/2018 (Ms. Deepti Agarwal V/s Isprava Vesta Private Limited).** The Authority received a complaint against the project “Villa Alenteho” for non-registration of project. The Authority vide order dated 30/12/2022 decided that for registration of project under the Real Estate (Regulation and Development), Act, both conditions under Section 3(2) have to be fulfilled. However, in the present complaint, the project does not require registration under section 3 of RERA Act, as it meets only one of the conditions incorporated in the said subsection. Hence proceedings dropped, complaint rejected.

**6.74 Complaint No. (8)/2018 (Ms. Deepti Agarwal V/s Isprava Vesta Private Limited).** The Authority received a complaint against the project “Igreha Vaddo” for non-registration of project. The Authority vide order dated 30/12/2022 decided that for registration of project under the Real Estate (Regulation and Development) Act, both conditions under Section 3(2) have to be fulfilled. However, in the present complaint, the project does not require registration under section 3 of RERA Act, as it meets only one of the conditions

incorporated in the said subsection. Hence proceedings dropped, complaint rejected.

**6.75 Complaint No. (9)/2018 (Ms. Deepti Agarwal V/s Isprava Vesta Private Limited).** The Authority received a complaint against the project “Villa Vivre” for non-registration of project. The Authority vide order dated 30/12/2022 decided that for registration of project under Real Estate (Regulation and Development) Act, both conditions under Section 3(2) have to be fulfilled. However, in the present complaint, the project does not require registration under section 3 of RERA Act, as it meets only one of the conditions incorporated in the said subsection. Hence proceedings dropped, complaint rejected.

**6.76 Complaint No. (10)/2018 (Ms. Deepti Agarwal V/s Isprava Vesta Private Limited).** The Authority received a complaint against the project “Estate De Aveiro” for non-registration of project. The promoter was asked to apply for the registration, The Authority vide order dated 21/06/2019 dropped the penalty proceeding, as the promoter applied for registration of the project and paid a penalty of Rs. 3,00,000/-. Thus, registration was granted and was referred for adjudicating compensation. The complainant did not appear despite email notice and also a registered AD notice sent to him. The Adjudicating Officer vide order dated 09/01/2023 decided that, “It appears that the complainant is now no more interested in pursuing with the case for compensation. Hence, matter stands dismissed for default and non-prosecution”.

**6.77 Complaint No. (11)/2018 (Ms. Deepti Agarwal V/s Isprava Vesta Private Limited).** The Authority received a complaint against the project “Fonteira Vaddo” for non-registration of project. The promoter was asked to apply for registration. The Authority vide order dated 21/06/2019, dropped the penalty proceeding, as the

promoter applied for registration of the project and paid a penalty of Rs. 3,00,000/-. Thus, registration was granted. It was referred for adjudicating compensation. However, the complainant did not appear despite email notice and also a registered AD notice sent to him. The Adjudicating Officer vide order dated 09/01/2023 decided that, “It appears that the complainant is now no more interested in pursuing with the case for compensation. Hence, matter stands dismissed for default and non-prosecution”.

**6.78 Complaint No. (12)/2018 (Ms. Deepti Agarwal V/s Isprava Vesta Private Limited).** The Authority received a complaint against the project “Villa Loto Bianco” for non-registration of project. The Authority vide order dated 30/12/2022, decided that for registration of project under the Real Estate (Regulation and Development) Act, both conditions under Section 3(2) have to be fulfilled. However, in the present complaint, the project does not require registration under section 3 of the Act, as it meets only one of the conditions incorporated in the said subsection. Hence, proceedings dropped, complaint rejected.

**6.79 Complaint No. (154)/2020 (Prabhus Emerald Owners Welfare Association V/s Prabhu Realtors).** The Authority received a complaint against the project “Prabhus Emerald” for no proper maintenance of the complex and non execution of sale deed. The Authority vide order dated 16/01/2023 disposed of the matter by consent terms.

**6.80 Complaint No. (289)/2021(Navneet Developers V/s Bennet And Bernard Custom Homes Pvt. Ltd).** The Authority received a complaint against the project “Casa Braga” for prayer of the complainant to reserve the allotment of the villa in project. The Authority vide order dated 17/01/2023 decided that, the restoration of allotment of villa in the project and ancillary relief

prayed rejected. The respondent was directed to pay penalty of Rs. 25,000/- within two months. The respondent paid the penalty and complied the order.

**6.81 Complaint No. (334)/2023(Prasanta Chatterjee V/s Abdul Molla).** The Authority received a complaint against the project “King Town New Town”. On scrutinizing the documents, it was observed that the said project does not fall within the jurisdiction of Goa RERA. Therefore, the complaint was rejected, complaint fee was refunded and the complainant was advised to approach the appropriate Authority.

**6.82 Complaint No. (179)/2021 (Ratnesh Sadavraksha Prasad V/s Sunstar Homes).** The Authority received a complaint against the project “Tara Gardens Phase II” for delay in handing possession, seeking refund, interest and compensation. The Authority vide order dated 13/02/2023, directed the respondent to give possession of flat to the complainant with all the amenities and facilities, complainant also directed to pay balance consideration amount to the respondent. The respondent further directed to pay 10.60% p.a. interest for every month of delay to the complainant till the date of delivery of possession of flat. The respondent also directed to pay Rs. 2,00,000/- as penalty. Since order was not complied, it was referred to Revenue Officer and also Principal District Judge (North Goa). The complaint was also referred to the Adjudicating Officer to adjudge compensation.

**6.83 Complaint No. (284)/2021 (Irappa L. Patil and Savita L. Patil V/s Sunstar Homes).** The Authority received a complaint against the project “Tara Gardens Phase II” for delay in handing over possession, seeking refund, interest and compensation. The Authority vide order dated 13/02/2023 directed the respondent to give possession of flat to the complainant with all amenities and

facilities. The complainant has been directed to pay the balance consideration amount to the respondent. The respondent has been directed to pay 10.60% p.a. interest for every month of delay to the complainant till the date of delivery of possession of flat. The respondent also directed to pay Rs. 2,00,000/- as penalty. The respondent has also been directed to pay the penalty of Rs. 20,000/- for extension of registration of the project, and take steps for extension by paying necessary charges. Since order was not complied with, it was referred to the Revenue Officer and also to the Principal District Judge (North Goa). The respondent paid the penalty and applied for extension by paying necessary fee. Accordingly, the recovery/execution of order dated 13/02/2023 before Revenue Officer has been revised. The complaint has been referred to the Adjudicating Officer to adjudge compensation.

**6.84 Complaint No. (285)/2021(Bhushan Vishnu Bordekar V/s Sunstar Homes).** The Authority received a complaint against the project “Tara Gardens Phase II” for delay in handing over possession, seeking refund, interest and compensation. The Authority vide order dated 13/02/2023, directed the respondent to give possession of flat to the complainant with all the amenities and facilities. The complainant is also directed to pay the balance consideration amount to the respondent. The respondent has been further directed to pay 10.60% p.a. interest for every month of delay to the complainant till the date of delivery of possession of flat. The respondent has also been directed to pay Rs. 2,00,000/- as penalty. Since order was not complied with, it was referred to Revenue Officer and also to the Principal District Judge (North Goa). The complaint was referred to the Adjudicating Officer to adjudge compensation.

**6.85 Complaint No. (286)/2021 Vivek Arjun Naik Tulaskar and Vina Vivek Naik Tulaskar V/s Sunstar Homes).** The Authority received a complaint against the project “Tara Gardens Phase II” for delay in handing over possession, seeking refund, interest and compensation. The Authority vide order dated 13/02/2023 directed the respondent to give possession of flat to the complainant with all amenities and facilities. The complainant has been directed to pay the balance consideration amount to the respondent. The respondent also been directed to pay 10.60% p.a. interest for every month of delay to the complainant till the date of delivery of possession of flat. The respondent has been also directed to pay Rs. 2,00,000/- as penalty. Since order was not complied with, it was referred to the Revenue Officer and also to the Principal District Judge (North Goa). The complaint was also referred to the Adjudicating Officer to adjudge compensation.

**6.86 Complaint No. (303)/2022 (Mahmadarafi Jangalisab Hosamani and Tabasum Mahmadarafi Hosamani v/s Sunstar Homes).** The Authority received a complaint against the project “Tara Gardens Phase II” for delay in handing over possession, seeking refund, interest and compensation. The Authority vide order dated 13/02/2023 directed the respondent to give possession of flat to the complainant with all the amenities and facilities. The complainant has been directed to pay the balance consideration amount to the respondent. The respondent has also been directed to pay 10.60% p.a. interest for every month of delay to the complainant till the date of delivery of possession of flat. The respondent further directed to pay Rs. 2,00,000/- as penalty. Since order was not complied with, it was referred to the Revenue Officer and also to the Principal District Judge (North Goa).The instant

complaint has been referred to the Adjudicating Officer to adjudge compensation.

**6.87 Complaint No. (306)/2022 (Hanumant Mahadev Patil and Savita Hanumant Patil V/s Sunstar Homes).** The Authority received a complaint against the project “Tara Gardens Phase II” for delay in handing over possession, seeking refund, interest and compensation. The Authority vide order dated 13/02/2023 directed the respondent to give possession of flat to the complainant with all the amenities and facilities. The complainant has been directed to pay the balance consideration amount to the respondent. The respondent has also been directed to pay 10.60% p.a. interest for every month of delay to the complainant till the date of delivery of possession of flat. The respondent has been further directed to pay Rs. 2,00,000/- as penalty. Since order was not complied with, it was referred to the Revenue Officer and also to the Principal District Judge (North Goa). The complaint was also referred to the Adjudicating Officer to adjudge compensation.

**6.88 Complaint No. (180)/2021 (Laxmi Sanjay Kaisare and another V/s Risara Properties and Ors).** The Authority received a complaint against the project “Risara Elegante” as there was no formation of society and conveyance of title to society. Order dated 13/03/2023 passed by the Authority. The matter was settled amicably by both the parties as complainant filed application stating that society has been approved, fixed for registration before the sub registrar.

**6.89 Adj.Matters(5)/2020 (Dr. Ashish Rodricks v/s K.D. Constructions).** A claim for compensation filed for loss of interest. The Adjudication Officer vide order dated 06/04/2022 decided that,

the applicant has received the refund of stamp duty, the applicant is not entitled to receive any interest by way of compensation, hence dismissed the said claim for compensation.

**6.90 Adj.Matters(4)/2020 (Rajesh Lobo v/s Agnelo Cardozo).** The matter was ordered to proceed ex-parte against the respondent on 27/04/2022 due to non representation by the Adjudicating Officer vide order dated 27/04/2022, directed the respondent to pay compensation of Rs.6,22,000/- with respect to loss of rent-back to the complainant with interest 10% p.a. The respondent has been also directed to pay compensation of Rs. 1,00,000/- for causing mental agony, hardships, harassment suffered and losses sustained due to the deception by the respondent with interest of 10% per annum from the date of this order till realization. Since the order was not complied, it was referred to the Revenue Officer for recovery.

**6.91 Adj.Matters(11)/2021 (Guddu S Malha v/s Adam A Jumma).**A claim for compensation was filed for damages caused due to breach of contractual obligation, hardships and inconvenience caused owing to defective title and suppressing facts of the litigation, harassment and mental agony. The Adjudicating Officer vide order dated 28/04/2022 directed respondent to pay compensation of Rs. 2,50,000/- for violations u/s 12 and 18(1) read with section 71 of the Real Estate (Regulation and Development) Act, 2016 with interest @ 8% p.a. Also directed to pay Rs. 72,600/- toward refund of stamp duty charges with interest @ 8% p.a. Since the order has not been complied, matter was referred to the Revenue Officer for execution.

**6.92 Adj.Matters (7)/2021(Melvin Socorro Emidio Palha and Arzilia Antonette D'souza V/s Rahim Mehboob Virani).** A claim for compensation was filed for mental trauma, anguish, hardships.

The Adjudicating Officer vide order dated 01/06/2022 dismissed the claim for compensation filed by the complainants as they could not produce any document to support the contention that they were residing in rented premises. The counter claim for compensation of the respondent also stands dismissed.

**6.93 Adj.Matters(19)/2021(Ann Marie De Souza V/s Navkar Goa Enterprises):-** A Claim for compensation was filed for mental stress and worry caused due to not handing over of possession. The Adjudicating Officer vide order dated 14/07/2022 directed respondent to pay compensation of Rs. 5,00,000/- for violation u/s 18(3) read with section 71 of the Real Estate (Regulation and Development) Act, 2016 within 30 days of this order. In default, with interest at the rate of 9.3% p.a till realization. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.94 Adj.Matters (8)/2021(Sripad Shetkar V/s Talak Homes and Estates):-** A Claim for compensation was filed for loss of business, mental harassment and physical hardship caused due to not handing over of possession of the three shops. The said claim for compensation has neither been signed by complainant/ applicant nor has been duly verified as required in terms of the Rule 7. Also, the complainant defaulted payments of balance amount and falsely stated that all the payments have been made in terms of the said agreements for sale. The Adjudicating officer vide order dated 29/07/2022 dismissed the claim of the complainant.

**6.95 Adj.Matters (13)/2021(Anirudh K. Agarwal V/s 1. M/s Ashvem Spa & Resort Pvt. Ltd. M/s Adwalpalkar Construction & Resort Pvt.):-** The applicant has filed claim for compensation for

breach of contractual obligations, hardships, mental agony, damages caused by concealing the facts, loss of income. The Adjudicating Officer vide order dated 12/08/2022 directed the respondent No. 1 to pay (a) compensation of Rs. 1,00,000 for violation under section 12 r/w Sec 72 for concealing facts; (b) compensation of Rs.2,00,000/- for failure to perform obligation under Section 11 and section 19(1) and (2). (c) compensation of Rs.15,12,000/- for loss of income under section 18(3) r/w Section 71 and 72 and failure to deliver possession under Section 19(3) and (d) compensation of Rs. 30,000/- liable to pay every month till handing over the premises, (e) compensation of Rs. 20,000/- towards costs to the complainant. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.96 Adj.Matters(61)/2022 (Jitendra Kumar Agarwal V/s 1.M/s Umiya Holding Pvt. Ltd 2. M/s Umiya Builders and Developers):-** The applicant has filed claim for compensation for cost, mental trauma, loss of time, hardship caused, legal fees incurred. The Adjudicating Officer vide order dated 27/10/2022 directed to pay compensation of Rs. 2,50,000/- for violation under section 18(3) read with section 71 of The Real Estate (Regulation and Development) Act, 2016 within 30 days. In default, with interest on the said amount at the rate of 10.25% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery. The Respondent has filed an appeal against the said order before Maha RERA Appellate Tribunal, the matter is pending.

**6.97 Adj.Matters (59)/2022 (1. Manish V. Gosalia 2.Toral Manish Gosalia V/s 1.M/s Umiya Holding Pvt. Ltd. 2. M/s Umiya Builders and Developers):-**The applicant has filed claim for

compensation for cost, mental trauma, loss of time, hardship caused, legal fees incurred. The Adjudicating Officer vide order dated 27/10/2022 directed to pay compensation of Rs.2,50,000/- for violation under section 18(3) read with section 71 of The Real Estate (Regulation and Development) Act, 2016 within 30 days. In default, with interest on the said amount at the rate of 10.25% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery. The Respondent has filed an appeal against the said order before Maha RERA Appellate Tribunal, the matter is pending.

**6.98 Adj.Matters (60)/2022 (Arman Bankley V/s 1.M/s Umiya Holding Pvt Ltd 2. M/s Umiya Builders and Developers):-** The applicant has filed claim for compensation for cost, mental trauma, loss of time, hardship caused, legal fees incurred. The Adjudicating Officer vide order dated 27/10/2022 directed to pay applicant compensation of Rs. 2,50,000/- for violation under section 18(3) read with section 71 of The Real Estate (Regulation and Development) Act, 2016 within 30 days. In default, with interest on the said amount at the rate of 10.25% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery. The Respondent has filed an appeal against the said order before Maha RERA Appellate Tribunal, the matter is pending.

**6.99 Adj.Matters (22)/2021 (Harshad Subhash Sawant V/s Expat Projects & Development Pvt. Ltd):-** The applicant has filed claim for compensation for mental stress, worry, financial loss caused due to not handing over possession on time and financial loss. The Adjudicating Officer vide order dated 15/11/2022 directed the respondent to pay compensation of Rs. 12,64,800/- for violation under section 18 read with section 71 of the Real Estate

(Regulation and Development) Act, 2016 within 30 days of this order. In default, to pay interest on the said amount at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.100 Adj.Matters (2)/2020 (Jose Cabral/ Jimmy Cabral V/s**

**Kiran Anand Dabolkar:-**The applicant has filed claim for compensation for defects in construction, mental stress, worry, financial loss. The adjudicating officer vide order dated 25/11/2022 directed to pay compensation of Rs.2,50,000/- for violations under section 18(3) read with section 71 of the Real Estate (Regulation and Development) Act, 2016 within 30 days of this order. In default, with interest at the rate of 10.35% per annum. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.101 Adj.Matters(24)/2022 (Mr. Devkinandan Madhusudan**

**Prabhu V/s Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for his gain and livelihood and costs of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs.4,14,000/-for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, Also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.102 Adj.Matters (25)/2022 (Mr. Xekh Hussien V/s Mr.**

**Venkatesh Narayan Prabhu Moni):-**The applicant has filed claim for compensation for loss of business, and damages suffered on

account of non-availability of the premises to work for his gain and livelihood and costs of litigation. The Adjudicating Officer vide order dated 30/11/2022 directed the respondent to pay compensation of Rs.76,02,000/-for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.103 Adj.Matters (26)/2022 (Mr. Tony Victor V/s Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for his gain and livelihood and costs of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs.9,00,000/-for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.104 Adj.Matters (27)/2022 (Mr. Tushad D Kannekar V/s Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for his gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs.6,12,000/- for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/-

towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.105 Adj.Matters (28)/2022 (Mr. Jitesh Jivaji Kamat V/s Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for his gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022 directed the respondent to pay compensation of Rs.6,21,000/- for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards costs of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.106 Adj.Matters (29)/2022 (Mr. Harshat Sonu Pednekar V/s Mr. Venkatesh Narayan Prabhu Moni):-**The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for his gain and livelihood and costs of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs.12,24,000/-for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.107 Adj.Matters (30)/2022 (Dr. Deepti Harshat Pednekar**

**V/s Mr. Venkatesh Narayan Prabhu Moni):-**The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs.6,12,000/-for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery

**6.108 Adj.Matters (31)/2022 (Mr. Bashir Ahmed Shaik V/s Mr.**

**Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for his gain and livelihood and costs of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs.4,92,000/-for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.109 Adj.Matters (32)/2022 (Mr. Munnir Ibrahim Shaikh V/s**

**Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered

on account of non-availability of the premises to work for his gain and livelihood and costs of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs.7,11,000/-for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards costs of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.110 Adj.Matters (33)/2022 (Mrs. Viona Sherley Monteiro V/s Mr. Venkatesh Narayan Prabhu Moni):-**The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for his gain and livelihood and costs of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs.5,28,000/-for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.111 Adj.Matters (34)/2022 (Mrs. Rosie Mascarenhas V/s Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for his gain and livelihood and costs of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs.4,41,000/-for violation under section 18(3) read with sections

71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.112 Adj.Matters (35)/2022 (Ms. Pooja Ratnadeep Mayekar V/s Mr. Venkatesh Narayan Prabhu Moni):-**The applicant has filed claim for compensation for principal amount received by respondent, interest on commercial loan, loss of earning, refund of maintenance charges. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs.4,23,000/-for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, Also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.113 Adj.Matters (36)/2022 (Mrs. Suhasini Subhash Kerkar V/s Mr. Venkatesh Narayan Prabhu Moni):-**The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs.3,90,000/- for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.114 Adj.Matters (37)/2022 (Mr. Mahesh Mohan Shetty V/s**

**Mr. Venkatesh Narayan Prabhu Moni):-**The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs.10,44,000/- for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.115 Adj.Matters (38)/2022 (Ms. Manali Subhash Parsekar**

**V/s Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022 directed the respondent to pay compensation of Rs.13,35,000/-for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.116 Adj.Matters (39)/2022 (Mr. Subhash Satu Sawant V/s**

**Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and

livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs.5,85,000/- for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.117 Adj.Matters (40)/2022 (Mr. Girish Gajanan Pednekar V/s Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs.4,74,000/-for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.118 Adj.Matters (41)/2022 (Mr. Suresh Keshav Pednekar V/s Mr. Venkatesh Narayan Prabhu Moni):-**The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs.6,75,000/-for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/-

towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.119 Adj.Matters (42)/2022 (Mr. Shabana Azmin Shaikh V/s Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022 directed the respondent to pay compensation of Rs.6,24,000/-for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.120 Adj.Matters (43)/2022 (Mr. Rakesh Ramesh Kadam V/s Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs.5,22,000/- for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.121 Adj.Matters (44)/2022 (Mr. Deepak C. Kolambkar V/s Mr. Venkatesh Narayan Prabhu Moni):-**The applicant has filed

claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs.15,66,000/-for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.122 Adj.Matters (45)/2022 (Mr. Kunal Rajendra Shirodkar V/s Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs.4,92,000/- for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.123 Adj.Matters (46)/2022 (Mr. Daniel Agnelo Dsouza V/s Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs.5,16,000/- for violation under section 18(3) read with sections

71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.124 Adj.Matters (47)/2022 (Mr. Suryakant Anant Naik V/s Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs.4,14,000/- for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.125 Adj.Matters (48)/2022 (Mr. Neelesh Anant Takkekar V/s Mr. Venkatesh Narayan Prabhu Moni):-**The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs.4,86,000/- for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.126 Adj.Matters (49)/2022 (Mrs. Shubhada Chandrakant**

**Desai V/s Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs. 3,60,000/- for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.127 Adj.Matters (50)/2022 (Mr. Kishor Pundalik Ajgaonkar**

**V/s Mr. Venkatesh Narayan Prabhu Moni):-**The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs. 5,58,000/- for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.128 Adj.Matters (51)/2022 (Mr. Dasharath Shantaram**

**Petkar V/s Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for

gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs. 9,96,000/- for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.129 Adj.Matters (52)/2022 (Mr. Oscar Raymond Gomes V/s**

**Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs. 7,74,000/-for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.130 Adj.Matters (53)/2022 (Mr. Mahesh Datta Narvekar V/s**

**Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs. 5,04,000/-for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation.

In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.131 Adj.Matters (54)/2022 (Mr. Anand Kumar Singh V/s Mr. Venkatesh Narayan Prabhu Moni):-**The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs. 5,31,000/- for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, Also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.132 Adj.Matters (55)/2022 (Mr. Jesus Octavio Adelino Barreto V/s Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs. 5,04,000/-for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.133 Adj.Matters (56)/2022 (Mr. Ashlyn Savio Aranja V/s Mr. Venkatesh Narayan Prabhu Moni):-**The applicant has filed claim

for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs. 3,60,000/- and Rs. 2,40,000/- respectively for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.134 Adj.Matters (57)/2022 (Mrs. Krutika Tari V/s Mr. Venkatesh Narayan Prabhu Moni):-**The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs. 5,40,000/- for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.135 Adj.Matters (58)/2022 (Mr. Raaj Prabhakar Chodankar V/s Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022 directed the respondent to pay compensation of Rs. 7,29,000/-for violation under section 18(3)

read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.136 Adj.Matters (64)/2022 (Mr. Percival P. D'silva V/s Mr. Venkatesh Narayan Prabhu Moni):-**The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs. 29,16,000/- for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.137 Adj.Matters (65)/2022 (Mr. Mackenno Baptisto P. Cardozo V/s Mr. Venkatesh Narayan Prabhu Moni):-**The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs. 37,26,000/- for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter

has been forwarded to the Revenue Officer for execution and recovery.

**6.138 Adj.Matters (66)/2022 (Mr. Sanjay Laxman Raut V/s Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of income, breach of contractual obligation, hardship, inconvenience, failure to deliver possession, harassment, mental agony, compensation for inferior quality material utilized for construction. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs. 9,60,000/- for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.139 Adj.Matters(67)/2022 (Mr. Dawood Ismail Shaikh V/s Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs. 9,60,000/- for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.140 Adj.Matters(68)/2022 (Mr. Lincoln Nester Dias V/s Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim

for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs. 36,36,000/- for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.141 Adj.Matters(23)/2022 (Mr. Kishor Uttam Bhaidkar V/s Mr. Venkatesh Narayan Prabhu Moni):-** The applicant has filed claim for compensation for loss of business and damages suffered on account of non-availability of the premises to work for gain and livelihood and cost of litigation. The Adjudicating Officer vide order dated 30/11/2022, directed the respondent to pay compensation of Rs. 16,02,000/- for violation under section 18(3) read with sections 71 and 72 of the Real Estate (Regulation and Development) Act, 2016, also compensation of Rs. 25,000/- towards cost of litigation. In case of default, with interest at the rate of 10.35% p.a. Since the said order was not complied, the matter has been forwarded to the Revenue Officer for execution and recovery.

**6.142 Adj.Matters(79)/2022 (Mr. Shoeb Mansoor Muljiani V/s Expat Projects and Development Pvt. Ltd):-** The applicant filed claim for compensation. The Adjudicating Officer vide roznama order dated 14/12/2022 decided that “Noticed email dated 09/12/2022 expressed that he is not interested in pursuing in compensation against the respondent. The matter stands closed”.

**6.143 Adj.Matters(21)/2021(Arshi Singh and others V/s Gautam Sabharwal):-**The applicant has filed claim for

compensation. The Adjudicating officer vide roznama order dated 15/12/2022 decided that “It is noticed that by order dated 21/06/2022 the complaint No.3/RERA/Complaint/207/2022 no reference has been made for compensation. Hence proceedings stands closed/ dismissed”.

**6.144 Adj.Matters(96)/2022 (Deepti Aggarwal V/s Isprava Vesta Private Ltd. Estate De Aveiro):-** The matter was assigned to the Adjudicating Officer to decide any claim for compensation. However, the complainant did not appear despite email notice and also a registered AD notice given. The Adjudicating Officer vide order dated 09/01/2023 decided that, “It appears that the complainant is now no more interested in pursuing with the case for compensation. Hence matter stands dismissed for default and non-prosecution”.

**6.145 Adj.Matters(95)/2022 (Deepti Aggarwal V/s V/s Isprava Vesta Private Ltd. Fonteira Vaddo):-** The matter was assigned to the Adjudicating Officer to decide any claim for compensation. However, the complainant did not appear despite email notice and also a registered AD notice. The Adjudicating Officer vide order dated 09/01/2023 decided that, “It appears that the complainant is now no more interested in pursuing with the case for compensation. Hence matter stands dismissed for default and non-prosecution”.

**6.146 Adj.Matters(77)/2022 (Melissa Rodrigues V/s Expat Projects & Development Pvt. Ltd):-** A claim for compensation was filed by the applicant. However, on 13/01/2023 Advocate for applicant withdrew the claim for compensation on behalf of the applicant in view of the amicable settlement between the parties. The Adjudicating Officer vide roznama order passed on

13/01/2023, dismissed the claim for compensation as withdrawn. Proceedings closed.

**6.147 Adj.Matters(74)/2022(Khalil Ahamad Aga V/s Expat Projects & Development Pvt. Ltd):-**A claim for compensation was filed by the applicant. However on 22/02/2023 Advocate for applicant withdrew the claim for compensation in view of the amicable settlement between the parties. The Adjudicating Officer vide roznama order passed on 22/02/2023 dismissed the claim for compensation as withdrawn.

**6.148 Adj.Matters(75)/2022 (Mohamad Hanif Aga V/s Expat Projects & Development Pvt. Ltd):-** A claim for compensation was filed by the applicant. However on 22/02/2023 Advocate for applicant withdrew the claim for compensation in view of the amicable settlement between the parties. The Adjudicating Officer vide roznama order passed on 22/02/2023 dismissed the claim for compensation as withdrawn.

**6.149 Adj.Matters(76)/2022(Pascal Monis V/s Expat Projects & Development Pvt. Ltd):-** A claim for compensation was filed by the applicant. However on 22/02/2023 Advocate for applicant withdrew the application for compensation in view of the amicable settlement between the parties. The Adjudicating Officer vide roznama order passed on 22/02/2023 dismissed the claim for compensation as withdrawn.

**6.150 Adj.Matters(69)/2022 (Harshant Sonu Pednekar V/s Provident Housing Ltd):-** The applicant has filed claim for compensation on grounds of false representation, mental torture, mental harassment.. The applicant has failed to establish that the respondent made false representation to the applicant in respect of the said apartment, thus cheated the applicant and caused him mental torture and harassment. The respondent is also not liable to

pay any compensation to the applicant. The Adjudicating Officer vide order dated 28/02/2023 decided that the claim for compensation filed by the applicant stands dismissed.

**6.151 Adj.Matters(78)/2022(Archana Ashok Amshekar V/s M/s Rehan Construction and Builders ( A partnership firm of Mr. Khaja Shaikh and Ms. Sharifa Shaikh):-** The applicants have filed claim for compensation for not handing over possession on time, suffering financial loses, also on grounds of inconvenience, mental torture, agony caused to the applicant and for costs of proceedings. The Adjudicating Officer vide order dated 30/03/2023 awarded compensation by way of interest on the amount advanced Rs. 15,00,000/- at the rate of 10.70% p.a. from 21.09.2019 till the date of handing over of possession of the flat. Also awarded compensation of Rs.50,000/- under Section 71 RERA Act 2016 for inconvenience, mental torture and agony in default with interest 10.70 % p.a, and cost Rs. 50,000/- failing which with interest at the rate of 10.70% p.a.

**6.152 Adj.Matters(82)/2022(Sandeep Ankush Gawade and Ms. Sanchita Sandeep Gawade V/s M/s Rehan Construction and Builders (A partnership firm of Mr. Khaja Shaikh and Ms. Sharifa Shaikh):-** The applicants have filed claim for compensation for not handing over possession on time, on grounds of inconvenience, mental torture, agony caused to the applicant and for costs of proceedings. The Adjudicating officer vide order dated 30/03/2023 awarded compensation by way of interest on the amount advanced, Rs. 24,22,000/- at the rate of 10.70% p.a. from 27.05.2019 till the date of handing over of possession. Also awarded compensation of Rs.50,000/- under Section 71 RERA Act 2016 for inconvenience, mental torture and agony in default with

interest 10.70 % p.a, and costs Rs. 50,000/- failing which with interest at the rate of 10.70% p.a.

**6.153** Registration of **New Project (872)/2022, (Mohidin's Hamlet by the bay by Shri Avez Azim Shaikh)**. The Authority vide order dated 22/04/2022 decided to reject the registration of the project as applicant has not submitted relevant clarification with respect to private forest issue. The promoter filed an appeal against the said order before the Maha Real Estate Appellate Tribunal. The Tribunal vide order dated 18/10/2022 dismissed the said appeal.

**6.154** Registration of **New Project(913)/2022, (Veera Estate by Gaurav Jain by Shri Gaurav Jain)**. At the time of scrutiny of documents, it was observed that CA certificate showed sale of 2 units. The Authority vide order dated 05/05/2022 decided to impose penalty for of Rs. 5,00,000- (Rupees Five Lakhs Only) under Section 3(1) read with 59(1) of the Act. The promoter paid the said penalty, hence, registration granted.

**6.155** Registration of New Project**(916)/2022, (JMD The Rainbow by JMD Developers)**. At the time of scrutiny of documents, it was observed that many documents were not submitted. Hearing was scheduled and promoter was asked to submit necessary documents. Promoter submitted necessary documents, the Authority vide order dated 28/07/2022 granted the registration.

**6.156** Registration of **New Project(921)/2022, (Vista Da Montanhaby Siddharth Raghunath Patil)**. At the time of scrutiny of documents, it was observed that there were few discrepancies in the application submitted. Promoter was called for the hearing. The Authority vide Roznama order dated 22/08/2022 decided that promoter has neither removed the discrepancies nor appeared for

hearing. Hence for non prosecution and non compliance, the project was rejected.

**6.157** Registration of **Completed Project(979)/2022, (Bay Hill Phase 2 by Emgee Housing Private Limited)**. The promoter was asked to submit conversion sanad and details of the pending High Court case. The promoter was unable to submit the said documents. The Authority vide order dated 25/08/2022 decided that since the promoter could not submit the necessary documents registration is rejected.

**6.158** Registration of **Completed Project(983)/2022, (Casa Bethesda by Catarina Developers)**. At the time of scrutiny, promoter asked to show if any apartments were sold. Promoter was called for the hearing and he clarified that there are no sold apartments. The Authority vide order dated 24/08/2022 decided that since applicant has submitted necessary documents, registration is granted.

**6.159** Registration of **New Project(975)/2022, (Laguna Azul Phase 5 (C3 and G) by MVR Seaview Homes Private Limited)**. At the time of scrutiny of documents, promoter asked to submit development permission for entire project containing all phases. Promoter was called for the hearing. The Authority vide order dated 14/09/2022 decided that since applicant has submitted necessary documents, registration granted.

**6.160** Registration of **New Project(825)/2021, (Plotted Development Schemes at Curca, at Village Curca by Goa Housing Board)**. At the time of scrutiny of documents, it was observed that sanctioned plan not readable, draft agreement, CA certificate with annexure A, affidavit pertaining self financed status not uploaded. Promoter was called for the hearing. The Authority

vide order dated 06/10/2022 decided that since applicant has submitted necessary documents, registration granted.

**6.161** Registration of **New Project(1016)/2022, (Grandeur by Claramount Realty)**. At the time of scrutiny of documents, it was observed that conversion Sanad not submitted and joint development agreement, not registered. Promoter was called for the hearing. The Authority on 03/10/2022 decided that promoter placed on records conversion Sanad and registered Joint Development agreement hence registration granted.

**6.162** Registration of **New Project(989)/2022, (Miramar Towers by M/s Manas Developers)**. At the time of scrutiny of documents, it was observed that conversion Sanad, Form D, affidavit not submitted. Promoter was called for the hearing. The Authority vide order dated 27/10/2022 decided that since applicant has submitted necessary documents, registration granted, with a condition to submit Form “D” within 30 days.

**6.163** Registration of **New Project(972)/2022, (Ista Serene by Usha Vinod Thakkar)**. At the time of scrutiny of documents, it was observed that conversion Sanad not submitted. Promoter was called for the hearing. The Authority vide order 07/11/2022 decided that since applicant has submitted necessary documents, registration granted.

**6.164** Registration of **New Project(999)/2022, (Anasa by the beach by Stylepile Constructions LLP)**. At the time of scrutiny of documents, it was observed that there is mismatch in proposed area for development and area mentioned on conversion Sanad. Promoter was called for the hearing. The Authority vide order dated 07/11/2022 decided that since applicant has submitted necessary documents, registration granted.

**6.165** Registration of **New Project(1014)/2020, (Amara living by Archizi Developers)**. At the time of scrutiny of documents, it was observed conversion Sanad not submitted. Promoter was called for the hearing. The Authority vide order dated 10/11/2022 decided that since applicant has submitted necessary documents, registration granted.

**6.166** Registration of **New Project(1003)/2022, (Vista De Bambolim by Arka Landmarks LLP)**. At the time of scrutiny of documents, it was observed that promoter has not submitted registered Joint development agreement and conversion Sanad of only part land is given. Promoter was called for the hearing. It was observed that inspite of giving sufficient opportunity the promoter did not submit the requisite document and unable to explain the case. The Authority vide order 13/01/2023 rejected registration.

**6.167** Registration of **New Project(1033)/2022, (Vista Da Mountain by Siddharth Raghunath Patil)**. The promoter had applied for registration previously, however, due to non compliance and non prosecution it was rejected. The promoter again applied for registration of the project, since the promoter complied with the directions vide Roznama order dated 02/02/2023 registration granted.

## **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.**

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

**(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.**

- Appeal filed against Goa RERA between 01-04-2022 to 31-03-2023.

Sr. No.	Case No.	Name	Date of Filing	Remark
1	G-1/2022	Avez Azim Shaikh V/s Goa RERA	06-05-2022	Disposed on (18-10-2022)

- Writ petitions filed against Goa RERA between 01-04-2022 to 31-03-2023

Sr. No.	Case No.	Name	Filed on	Disposed on
1	W.P 959/2022(F)	Kashinath Shetye V/s State of Goa & others	23-04-2022	Disposed on 06/09/2022
2	W.P 2201/2022 (F)	Jitesh Jivaji Kamat & othrs V/s State of Goa & others	10-10-2022	Disposed on 11/10/2022
3	W.P 1498/2022 (F)	Prabhu Consruction V/s State of Goa & others	09-01-2023	Disposed on 09/01/2023

- Writ petitions Ashwini Kumar Upadhyay V/s Union of India (W.P Civil 1216/2020) filed in the Hon'ble Supreme Court regarding uniform Agreement for Sale between Promoters and Allottees across the Country.

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

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

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

- No advocacy measures issued.

**14. Administration and Establishment Matters.**

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

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

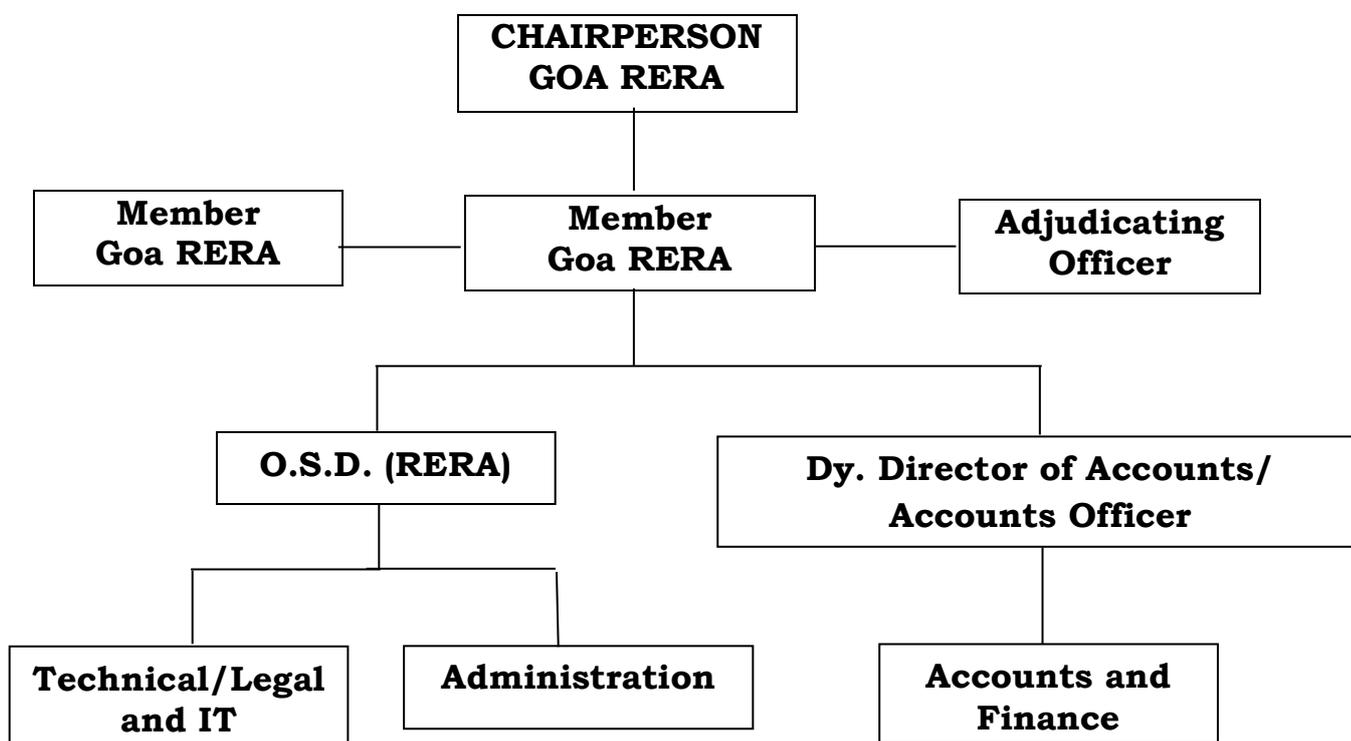
**(ii) Details of Chairperson and Members appointed in the year and of the demitted office.**

- Shri. S. Kumaraswamy, IAS (Retired), Chairperson, Goa RERA (01.04.2022 to 31.03.2023)
- Shri. J.B. Singh, IAS (Retired), Member, Goa RERA (01.04.2022 to 31.03.2023)
- Smt. Vijaya D. Pol, District Judge (Retired), Member, Goa RERA (01.04.2022 to 31.03.2023)

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

- 1) Shri. Ashley Leonard Camillo Noronha, District Judge (Retired) has worked from 01.04.2022 to 31.03.2023.

**(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	Additional charge
3	Deputy Town Planner	1	Additional charge from TCP
4	Draughts man	1	Additional charge from TCP
5	Head Clerk	1	Retired person on Contract basis
6	Technical Assistant	1	On contract from Goa Electronics Ltd.
7	Legal Assistant	1	On contract from Goa Recruitment and Employment Society
8	Jr. Stenographer	1	On contract from Goa Recruitment and Employment Society
9	Data Entry Operators	5	On contract from GEL, ITG and GHRDC
10	Peon	1	On contract from Goa Recruitment and Employment Society
11	Attendant	1	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	NIL
(b)	By Fees, Charge and Fine	210.72
1	By Fees	177.97
2	By Charges	NIL
3	By Fines	32.75
4	By Others	NIL
(c)	The interest accrued on the amounts referred to in clauses (a) to (b)	21.38

**(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	102.99
2.	Travelling Expenses	7.10
3.	Hire of Vehicle	35.63
4.	Seminar and Conferences	10.35
5.	Purchase of Assets	0.94
6.	Office Expenses	60.85
7.	Miscellaneous	4.68
	<b>Total</b>	<b>222.54</b>

**(iv) Audit**

- The Audit of the Annual Statement of Accounts for the financial year 2022-23 by the Comptroller and Accountant General (CAG) has been completed. The Statement of Accounts is incorporated in the Annual Report.

## **18. International Co-operations**

- Goa RERA was not part of any International Engagements.

## **19. Capacity Building**

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

## **20. Ongoing Programmes**

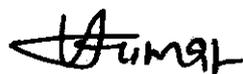
- Authority has mainly concentrated on registration of real estate projects, agents and complaint redressal, and further initiated measures to strengthen IT application portal jointly with the Goa Electronics Limited for online registration of real estate projects, agents and complaints, etc.

## **21. Right to Information**

- During the period, the Authority has received 09 applications under the RTI Act, 2005. These applications decided within the prescribed time limit. Neither First Appeal nor Second Appeal received during the period.



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



**Virendra Kumar**  
**IAS(Retd.)**  
**Member, Goa RERA**



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

**Dated: 17<sup>th</sup> May, 2024**

**ANNUAL STATEMENT OF  
ACCOUNTS 2022-2023  
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 2022-23 .....</b>	<b>100-103</b>
<b>2. Receipts and Payments Accounts .....</b>	<b>104</b>
<b>3. Income and Expenditure Account .....</b>	<b>105</b>
<b>4. Balance Sheet .....</b>	<b>106</b>
<b>5. Significant Accounting Policies and Notes to Accounts for the year 2022-23 .....</b>	<b>107-109</b>



कार्यालय प्रधान महालेखाकार, गोवा,

ऑडिट भवन, ग्रीन वैली,

आलतो पोरवोरिम, गोवा - 403 521

Office of the Pr. 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

संख्या : प्रमले/गोवा/रिपोर्ट/SAR/GRERA/2022-23/2024-25/395 दिनांक : 09.05.2024

सेवा में,

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 2022-23 के लिए गोवा रियल एस्टेट रेगुलेटरी अथॉरिटी (GRERA),  
पणजी-गोवा के लेखों पर पृथक लेखापरीक्षा प्रतिवेदन।

महोदय,

वर्ष 2022-23 के लिए गोवा रियल एस्टेट नियामक प्राधिकरण (GRERA) के वार्षिक  
लेखाओं के प्रमाणित लेखा तथा पृथक लेखापरीक्षा प्रतिवेदन, प्रमाण पत्र के साथ  
अग्रेषित किए जा रहे हैं।

प्रमाणित वार्षिक लेखे 2022-23 तथा पृथक लेखापरीक्षा प्रतिवेदन गोवा सरकार को,  
विधायिका को प्रस्तुत करने हेतु जो की रियल एस्टेट नियामक प्राधिकरण अधिनियम  
२०१६ के धारा ७७ (४) के तहत विहित है, अग्रेषित किया जा रहे हैं।

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

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

कृपया दस्तावेजों के प्राप्ति की पावती भेजे।

The Separate Audit Report on the audit of annual accounts of the Goa Real Estate Regulatory Authority (GRERA), Panaji – Goa, for the year 2022-23 (including the audit certificate) for the year is forwarded herewith.

The Audit Report and the certified annual accounts for the year 2022-23 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.

भवदीया,



(अनीता बालाकृष्ण)  
प्रधान महालेखाकार

Encl. As above

**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 2023.**

We have audited the attached Balance Sheet of **Goa Real Estate Regulatory Authority**, Panaji, Goa as at 31 March 2023 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 Regulatory Authority's Management. Our responsibility is to express an opinion on these financial statements based on our audit.

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

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

4. Based on our audit, we report that:

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

**Balance Sheet as on 31<sup>st</sup> March 2023**

**Assets**

**Cash and Bank Balances (Schedule-F) ₹ 5.33 crore**

1. The above includes ₹ 11.22 lakh being the accrued interest on fixed deposits which should have been shown under 'Other current assets'. This has resulted in overstatement of 'Cash and bank balances' by ₹11.22 lakh and understatement of 'Other current assets' by the same amount.
2. Cheques issued amounting to ₹ 10.72 lakh to creditors for expenses were not entered in the Cash book. This has resulted in overstatement of 'Cash and bank balances' and 'Current liabilities and Provision' by ₹ 10.72 lakh each.
- v. Subject to our observation in the preceding paragraph, we report that the Balance Sheet and Income and Expenditure Account & Receipts and Payments Account dealt with by this report are in agreement with the books of accounts.
- vi. In our opinion and to the best of our information and according to the explanations given to us, the said financial statements read together with the Accounting Policies and Notes on Accounts, and subject to the significant matters stated above, give a true and fair view in conformity with accounting principles generally accepted in India
  - a. In so far as it relates to the Balance Sheet, of the state of affairs of the Goa Real Estate Regulatory Authority as at 31 March 2023; and
  - b. In so far as it relates to the Income and Expenditure Accounts of the surplus for the year ended on that date.



**Principal Accountant General**



**GOA REAL ESTATE REGULATORY AUTHORITY**  
**DEPARTMENT OF URBAN DEVELOPMENT**  
**GOVERNMENT OF GOA**  
**101,1st Floor, 'SPACES' Building, Plot No. 40, EDC patto Plaza , Panaji 403001 GOA**  
**INCOME AND EXPENDITURE ACCOUNT**  
**For the Period 01.04.2022 to 31.03.2023**

A/c code	Expenditure	Schedule	Current Year as on 31.03.2023	Previous year as on 31.03.2022	A/c code	Income	Schedule	Current Year as on 31.03.2023	Previous year as on 31.03.2022
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	G	88,65,417.00	86,46,204.00	2.1	By Fees	N	2,10,72,096.00	1,67,72,531.72
13.2	To Other Benefits		6,08,676.00		2.2	By Charges			
13.3	<u>To Travelling expense</u>				2.3	By Fines			
13.3.1	To Overseas				2.4	By Others	O	53,806.00	-
13.3.2	To Domestic	H	7,10,259.00	4,93,120.00	3	<b>By Grants</b>			
14	<b>To Officers</b>					By Accounts with Government-			
14.1	To Pay and allowances				3.1	Grant	P	-	-
14.2	To Retirement benefits				3.2	By Others			
14.3	To Other benefits				4	By Gifts			
14.4	<u>To Travelling expense</u>				5	By Seminars and Conferences			
14.4.1	To Overseas				6	By Sale of Publications			
14.4.2	To Domestic					<b>By Income on Investments and Deposits</b>			
15	<b>To Staff</b>				7.1	By Income on Investments			
15.1	Allowances	G	8,24,610.00	8,59,632.00	7.2	By Income on Deposits	Q	21,38,432.00	20,91,616.00
15.2	To Retirement benefits					By Interest on Loan and Advances			
15.3	To other benefits				11.2	Advances			
15.4	<u>To Travelling Expenses</u>				12	<b>By Miscellaneous Income</b>			
15.4.1	To Overseas				12.1	By excess of expenditure over income			
15.4.2	To domestic					(Transferred to capital fund account)			
16	To Hire of Conveyance	I	35,62,771.00	32,90,535.00					
17	To Wages			2,63,250.00					
18	To Overtime								
19	To Honorarium								
20	To Other Office Expenses	J	60,85,161.00	42,85,782.00					
21	To Expenditure on Research								
22	To Consultation Expenses			20,000.00					
23	To Seminars and Conference	K	10,35,327.00	15,015.00					
24	To Publication of Authority								
25	To Rent and Taxes	L	1,10,433.00	4,200.00					
26	To Interest on Loans								
27	To Promotional Expenses								
28	To Membership Fees		1,18,000.00	1,18,000.00					
29	To Subscription		5,015.00						
35	<b>To Others</b>								
	To Leave Salary and Pension								
35.1	Pension								
35.2	To Contribution								
35.3	To Audit Fees		2,09,330.00	1,02,800.00					
35.4	To Miscellenous-	M	1,257.50	1,327.50					
37	To Depreciation		1,17,580.00	1,74,784.00					
48	To loss on sale of assets								
49	To Bad Debt written off								
	To Provision for Bad & Doubtful Debts								
50	To Excess income over expenditure (Transferred to Capital Account)		10,10,497.50	5,89,498.22					
	<b>TOTAL</b>		<b>2,32,64,334.00</b>	<b>1,88,64,147.72</b>		<b>TOTAL</b>		<b>2,32,64,334.00</b>	<b>1,88,64,147.72</b>



Gautam S. Kamat  
 Dy. Director of Accounts/  
 Accounts Officer



Virendra Kumar IAS (Retd.)  
 Member(RERA)



Vijaya D. Pol  
 District Judge & Addl. Session Judge (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 2023**

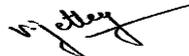
A/c code	Liabilities	Schedule	Current Year as on 31.03.2023	Previous year as on 31.03.2022	A/c code	Assets	Schedule	Current Year as on 31.03.2023	Previous year as on 31.03.2022
1	2	3	4	5	1	2	3	4	5
40.	<b>Funds</b>				43.	<b>Fixed assets</b>			
40.1	Capital Fund Add Excess of Income over Expenditure/ /less excess of Expenditure over Income	A	5,01,65,781.40	4,91,55,283.90	43.1	Gross Block at cost	D	2,68,177.00	2,91,858.00
40.2	Other Funds (specify) Real Estate Regulatory fund Deferred Government Grant-Capital Grant received during the year (Net of utilisation)	B	-	-	43.2	Net Block			
41.	Reserves				44.	Capital work-in-Progress			
8.	<b>Loan</b>				31.	<b>Investments and Deposits</b>			
8.1	Government Grants				31.1	Investments			
8.2	Others				31.2	Deposits			
42.	Current Liabilities and provision	C	33,64,361.00	24,35,057.00	33.	Loan and Advances	E	-	1,10,120.00
					3.1	Account with Government			
					45.	Sundry Debtors			
					36.	Cash and Bank Balances	F	5,32,61,965.40	5,11,88,362.90
					46.	Other Current Assets			
	<b>Total</b>		<b>5,35,30,142.40</b>	<b>5,15,90,340.90</b>		<b>Total</b>		<b>5,35,30,142.40</b>	<b>5,15,90,340.90</b>
	Accounting Policies and Notes to accounts	T							



Gautam Kamat  
Dy. Director of Accounts/  
Accounts Officer



Virendra Kumar  
Member(RERA)



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



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

## **Schedule “T”**

### **GOA REAL ESTATE REGULATORY AUTHORITY**

#### **SIGNIFICANT ACCOUNTING POLICIES AND NOTES TO ACCOUNTS FOR THE YEAR 2022-2023**

##### **(A) SIGNIFICANT ACCOUNTING POLICIES**

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

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

###### **(2) Fixed Assets**

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

**(3) Government Grants**

- (a) Government Grants available to authority are utilized towards expenses and unspent amount of grants have been shown as Current Liability in the balance sheet which will be utilized as and when expenses are incurred.
- (b) Grants related to fixed assets which are subject to depreciation is recorded after deducting grant received from cost of the asset.
- (c) Grants for acquisition of non depreciable assets are credited to capital reserves.
- (d) Grants related to revenue, unless received for compensation for expenses/losses, are recognized as revenue over the period to which these are related on the principle of matching cost to revenue. Expenses incurred for purposes for which grants have been received are first treated as having been spent from the grant amount and not from the other incomes of the Authority.
- (e) Grants in the form of non monetary assets are accounted for at the acquisition cost or at nominal value if received without any consideration.

**(4) Revenue Recognition**

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

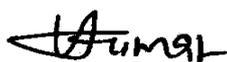
- b) The Authority does not have any contingent liabilities.
- c) Previous Year's Figures have been regrouped where necessary.
- d) Authority collects Penalties from stakeholders and the same is remitted to State account or the Consolidated Fund of India as per Sec. 76 of the Real Estate (Regulation and Development) Act, 2016.

**(B) NOTES TO ACCOUNTS**

- 1) The revenue of Goa RERA is exempted from Income Tax for the Assessment for year upto 2023-2024 as per Notification of the Ministry of Finance, Department of Revenue, Government of India dt. 13.07.2020.
- 2) The amount shown under current liabilities consists of Rs. 7.41 lakhs fees on exempted projects to be refunded to the promoters.
- 3) Return of Registration Fee of a Real Estate Project and Real Estate Agent by the Authority, Regulations, 2021



**Gautam S. Kamat**  
Dy. Director of Accounts/  
Accounts Officer



**Virendra Kumar IAS**  
(Retd.)  
Member (RERA)



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



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

Dated: 08/01/2024