



# GOA REAL ESTATE REGULATORY AUTHORITY

DEPARTMENT OF URBAN DEVELOPMENT

GOVERNMENT OF GOA

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F.No: 3/RERA/Completed Proj. (533)/2019/268

Date: 18/03/2020

## ORDER

**Dated: 17/03/2020**

The application for registration of real Estate project named Prabhu chambers was received online on 29/09/2019. The promoter complied with all mandatory documents / information as per provisions under Section 4(2) (l) (D) of RERA Act, 2016.

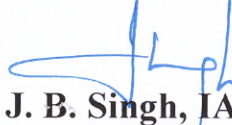
It is observed that it is a case of delayed Registration. In this case construction has been started much before 23<sup>rd</sup> March 2018 and applicant has not obtained Completion Certificate of the project before that. Hence, it comes under preview of Registration under the Act.

The party has only applied for Registration after getting the Direction of Interim authority by Order dated 13/09/2019. As per the said Order, promoter was directed to obtain Registration before 30<sup>th</sup> September 2019 failing which he will be liable for penalty of 3 lakhs. It was also directed in the said Order that promoter will be liable for further penalty in case of the further delay.

It is seen that promoter had applied for Registration on 29<sup>th</sup> September 2019. It was unable to get Registration because of non-submission of documents/ under the act. So the promoter is liable for not only penalty prescribed by Interim Authority but also delayed penalty.

Hence, in my opinion, promoter should pay the penalty of Five Lakhs Rupees total to proceed with Registration.

Now since, the promoter has submitted required documents, the Registration is granted after payment of the said penalty within 15 (fifteen) days, failing which action as deemed fit under the law will be initiated against the promoter.

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

To,  
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