



## GOA REAL ESTATE REGULATORY AUTHORITY

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FNo: 3/RERA/New Proj.(1262)/2023/923

Date: 05/07/2024

### **Sub: In the matter of Registration of the Real Estate Project "JMD The Junction"**

#### **ORDER**

**(Dated 05.07.2024)**

JMD Developers, the promoter had applied for registration of the project '**JMD The Junction**' under Section 3 of the Real Estate (Regulation and Development) Act, 2016 read with the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates on interest and Disclosures on website) Rules 2017, vide an application submitted through online portal dated 23/09/2023.

2. Whereas, during the scrutiny of the documents it was observed that the information furnished by the applicant prima facie reveals certain deficiencies including inter alia as follows:-
  - (i) Only Sanad copy for Survey No. 66/2 has been uploaded, sanad copy of Survey No. 66/5 has not been uploaded.
  - (ii) Title report was without signature.
  - (iii) Affidavit (Form II) was without masking AADHAR numbers.
  - (iv) Deed of Sale was without masking AADHAR / PAN numbers.
  - (v) Additional Affidavit for self funded project was without masking AADHAR numbers.
3. Whereas inquiry email was sent accordingly on 11/10/2023 and though a compliance reply was received from the applicant on 21/11/2023 but the same was found incomplete. Further with regards to furnishing of Sanad for Survey No. 66/5, the applicant informed this office that, the Property consists of two survey no 66/2 and 66/5 and the building structure is planned under Survey No.

66/2 only. Survey No. 66/5 comes under road widening and setback area where there is no construction of whatsoever nature and no change in use of land is proposed. Therefore the Sanad is granted in 66/2 and there is absolutely no requirement of sanad for 66/5 as the land use is not converted in any sense as seen in approved plan. And that the Sanad is granted as per law and as per the prevailing Zoning condition i.e. the Land falls under Commercial Zone(C-3).

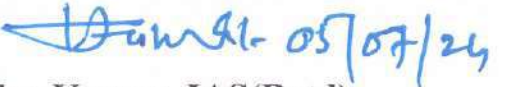
4. Whereas, upon consideration of the response submitted by the applicant, it was noted that the applicant in his application for registration of project has mentioned the total area of the land under the project as 1770 sq.mts.(comprised in Survey no. 66/2 & 66/5) wherein 10flats and 60 shops are proposed to be constructed. The land documents i.e, Sale Deed and the Title search Report also refers to the same quantum/description of land. The area statement furnished mentions areas of the two plots namely Survey No. 66/2 as 1682.00 sq.mts. and Survey No. 66/5 as 88.00 sq.mts. and total area amalgamated plots being 1770.00 sq.mts. It also refers to area under road widening as 586 sq.mts. and net plot area as 1184.00 sq.mts. While the applicant provided a copy of Sanad, the same however pertained to Survey No. 66/2 admeasuring an area of 532.00 sq.mts. only. As far as sanad in respect of Survey no.66/5 is concerned, the applicant has sought to plead that since this area is under road widening, the sanad is not required for that survey. The survey plan annexed to title search report dated 09.11.2023, however, revealed that the area of survey no. 66/5 abuts only a very small portion of the road. Further the Technical Clearance Order as well as Construction License both were in respect of the total amalgamated plot area of 1770.00 sq.mts. These aspects needed clarification before the application could be considered further.
5. Whereas, a notice was issued to the applicant seeking clarification on these aspects for taking view as to registration of the project '**JMD The Junction**'.
6. Whereas, during the course of hearing the applicant submitted the necessary documents/ clarification including Sanad for Survey No. 66/5, Form I & XIV etc.
7. Whereas, the applicant was further asked to submit an affidavit as to the ownership of land comprised in Survey no. 66/2 and 66/5 of Village Quepem



and also to clarify as to the fact that while total Sanction plan area is 1770 sq.mts, Sanad is issued for an area of 1184 sq/mts only falling in Sy.no. 66/2 (part) and 66/5 (part) of village Quepem, which is not as per sanctioned plan area.

8. Whereas the applicant submitted the requisite affidavit and further clarified that the total sanction plan is showing the effective area as 1184 sq/mts after deducting the road widening area. The applicant further cited various provisions of Goa Land development and Building regulations 2010 in support of his contention besides clause 23 of TCP order and clause 19 of construction license of the said project.
9. Whereas, the applicant has submitted the requisite documents/ clarification and the case has been examined by technical section of the office and the project is further recommended for registration, it is accordingly decided to accord registration of the said project. Technical section is further directed to ensure that all documents are properly uploaded at RERA website and thereafter issue registration certificate to the said project.

In view of the above stated position, it is decided to accord registration of the said project.



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

**To,**  
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