GOA REAL ESTATE REGULATORY AUTHORITY
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F.No:3/RERA/Complaint (518)/2025/ 1652 Date:4/11/2026

Coram: Shri Vincent D'Silva, Hon'ble Member-Goa RERA

1. Mrs. Kumud Goel,

W/o Mr. Amit Verma, aged about 35 years,

Indian National, Married, Service,

Presently residing at A 4203, Omkar Alta Monte

Off Western Express Highway, Malad

East Mumbai- 4000972.

2. Mr. Amit Verma,

S/o Shri Prabhu Nath Verma, aged about 36 years,

Indian National, Married, Service,

Presently residing at A-4203

Omkar, Alta Monte, Off Western

Express Highway, Malad, East Mumbai

400097. ..... **Complainants**

Versus

1. Aansav Realty &

Infrastructure Pvt. Ltd.,

A registered company having its office at

106, WDC Enclave Mabai Hotel

Complex, Near Grace Church, Margao

Salcete-Goa, represented through its

Director Mr. Siddharth Anoop

Babani, s/o Anoop Kiratrai Babani,

major in age, Indian National,

resident of Carmona, Salcete - Goa.

2. **B & B Holdings**,

a partnership firm,

having registered office at H-611

A (W-10) Sainik Farms New Delhi

110062, represented through its

Partner, Mr. Remun Bhutani,

major in age, Indian National,

r/o H-611 A (W-10), Sainik Farms

New Delhi-110062 .....**Respondents**

Ld. Advocate Shri Neelesh Takkekar for the complainants.

Ld. Advocate Shri Pritesh Shetty for the respondents.

ORDER

(Delivered on this 4th day of the month of November, 2026)

This order shall dispose of the application filed by the complainants at exhibit 345/c for production of additional documents.

2. Briefly stated, the case of the complainants is as follows:

The complainants crave leave to produce on record additional documents which are in the nature of photographs showing water logging issues on the terrace of the subject flat/building during monsoon and also showing water leakage in the subject flat during monsoon season from the terrace along with Certificate under Section 63 of 'The Bharatiya Sakshya Adhiniyam, 2023'. The said documents which are sought to be produced on record are relevant and necessary for the effective adjudication of the dispute involved in the present matter. No prejudice would be caused to the respondents as the present matter is at the preliminary stage. Hence, the application.

3. The respondents filed a reply inter-alia contending that the application is frivolous as at this stage any morphed, baseless photos with fake certificate should not be allowed. The photographs relied upon by the complainants appear to be morphed as it is not pertaining

to subject flat/building and same has no sanctity in law and certificate is given by person who is not a party, as such, it cannot be considered. There is no leakage in the flats and the complainants are trying to manipulate documents to create a story of leakage. The leakage cannot be ascertained by photographs and one needs a proper technical report on the same and that too with proper joint inspection. The present matter is fixed for final arguments and now to delay the matter, the complainants have filed the present application. The documents now sought to be produced are manufactured, fabricated, and created solely to mislead this Hon'ble Authority and to defeat the lawful rights of the respondents. The present application would cause serious and irreparable prejudice to the respondents. The application is nothing but an attempt to delay the fair and speedy disposal of the matter and to unnecessarily harass the respondents.

4. Argument heard.

5. It is well settled that the Courts should adopt a liberal approach while considering application for production of documents, if the documents are relevant and crucial for deciding the real dispute. The party cannot be shut out, if material evidence produced and if no prejudice is caused to the other side. The procedural provisions are

meant to advance justice. If a document is genuine and indispensible for the fair adjudication of the case, the Authority should exercise its discretion to take the documents on record.

6. In the instant case, the complainants sought leave to produce additional documents in the form of photographs for showing water logging issues on the terrace of the subject flat/building during monsoon and water leakage in the subject flat during monsoon from the terrace alongwith the Certificate under Section 63 of The Bharatiya Sakshya Adhiniyam. The complainants had filed the complaint alleging that there are defect of leakages occurred in the said premises from the terrace of the said building and in support thereof are producing the said photographs. The respondents have claimed that the said photographs are morphed and that the certificate is fake, defective, unreliable and fabricated and not pertaining to the subject flat.

7. The complainants, in any case have to prove that the said photographs pertain to subject flat and that they are not morphed or that the certificate is not fake or fabricated. The said documents are relevant and crucial as it is the case of the complainants that there is water logging issues on the terrace of the subject flat/building during

monsoon and water leakage in the subject flat during monsoon from the terrace. The respondents are entitled to produce the counter documents, if so desires. The documents sought to be produced are therefore relevant for deciding the real dispute in controversy and are indispensible for the fair adjudication of the case. It is therefore the application filed by the complainants deserves to be granted.

8. Having said so, I pass the following:

ORDER

i. The application filed by the complainants for production of additional document at Exh. 345/c stands allowed.

ii. The respondents are at liberty to produce additional documents, if so desire.

04-11-2026

(Vincent D'Silva)
Member, Goa RERA

Panaji, Goa.
Date: 04.11.2026.