



## GOA REAL ESTATE REGULATORY AUTHORITY

101, 1<sup>st</sup> Floor, 'SPACES' Building, Plot No. 40, EDC Patto Plaza, Panaji 403 001Goa  
www.rera.goa.gov.in

Tel: 0832-2437655; e-mail: goa-rera@gov.in

FNo: 3/RERA/New Proj.(1318)/2024/1499

Date: 30/10/2024

**Sub: In the matter of Registration of the Real Estate Project "Shivani Upavan"**

### ORDER

(Dated 30.10.2024)

Mr Shivshankar Anant Mayekar (hereinafter referred as the applicant), had applied for registration of the project '**Shivani Upavan**' 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 23/02/2024.

2. And whereas, during the scrutiny of documents, it was interalia observed that there were several deficiencies/discrepancies in the application relating to non submission of Sale deed in favour of the applicant, Sanad issued was of lesser area than Sanctioned plan plot area of 2450 sq.mts, number of Shops mentioned in online form differed from that mentioned in Sanctioned plan, Non submission of latest appropriate Title report, Non Submission of Agreement for development and sale duly registered before the Sub-registrar, Further Clarification /Explanation was also sought as the inventory proceeding no 87/2021/C mentioned 15 names in the matter of inheritance of late Mohan Yeshwant Naik & Vimlabai Yeshwant Naik (deceased) but Specific Power of


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Attorney, sanad , title report mentions only 5 names. Query related to Power of Attorney given to Santosh Manohar Amonkar ,Viraj Narayan Naik and Nilesh Narayan Naik as well as clarification with respect to Area Sharing or Revenue share; was also raised.

3. And whereas, the applicant was requested for the needful vide inquiry emails dated 11/03/2024, 01/04/2024 and 05/04/2024. However the applicant failed to furnish the requisite reply.
4. Further a notice was issued to the applicant seeking clarification on these aspects for taking view as to registration of the project '**Shivani Upavan**'. The matter was heard on 11/07/2024, the applicant represented through his Authorized person who sought time to complete the requirements. The matter was adjourned to 24/07/2024, however none remained present. Again on 23/08/2024 Authorized agent remained present and sought time. The matter was again taken up on 26/08/2024, however an email was received seeking adjournment. Matter was further fixed for hearing on 19/09/2024, 30/09/2024 and 20/10/2024. However on all three occasions none remained present for the applicant.
5. It is evident that Applicant in spite of granting several opportunities, has failed to rectify the various deficiencies or provide any clarification with regards to the queries raised by this office.
6. In view of the above, the application for registration of project '**Shivani Upavan**' is rejected for want of submission of requisite documents as per Order No. 3/RERA/Tech.Orders/2020/472, dated 15/09/2021 and other related circular also duly notified at the website of the Authority.

  
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7. In case of the Real Estate Project where the Authority rejected the registration of project after hearing, registration fee to the extent of ten percent or rupees fifty thousand whichever is more would be deducted as per the Notification No. 1/RERA/Regulations of GRERA/2020/07, published in the Official Gazette (Series I No. 31), dated 28/10/2021. As such, no refund of the registration fee deposited by the applicant is admissible in the instant case. Further, the liberty is granted for registering the project after depositing fee afresh and on furnishing required information/ documents.

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

**To,**  
**Mr Shivshankar Anant Mayekar**  
H.No 1191, Gaum Wadi,  
Near Devi Bhumika Temple ,  
Anjuna, 403509