



GOA REAL ESTATE REGULATORY AUTHORITY

DEPARTMENT OF URBAN DEVELOPMENT

GOVERNMENT OF GOA

101, 1st Floor, 'SPACES' Building, Plot No. 40, EDC Patto Plaza, Panaji 403 001 GOA

www.rera.goa.gov.in

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

No.3/RERA/New.Proj.(603)/2020/119

Date: 18/02/2022

ORDER

This is to dispose of the application dated 25/11/2021 received online on behalf of Shri Saney Josefat Barreto, who had registered a project "THE COAST" Residential Complex with 31 flats. The registration for this project was granted under Section 3(1) of The Real Estate (Regulation and Development) Act, 2016. Now, Shri Saney Josefat Barreto, the Promoter has requested to add other party i.e. M/s Green Earth Builders and Developers consisting of 02 partners, Shri Hedviz Carvalho and Lyndon Pedro Rodrigues in this project. Along with the application and after inquiry raised by the office of Goa RERA, they have submitted all the necessary documents.

2. At the time of scrutiny of the application, it was noticed that Section 15 of the Act is attracted in this case and consent of 2/3rd allottees are required. Accordingly, notice was issued to all the parties i.e. Applicant Shri Saney Josefat Barreto and both the partners of M/s Green Earth Builders and Developers i.e. Sri Hedviz Carvalho and Lyndon Pedro Rodrigues.
3. Case was fixed for hearing on 08/02/2022. It was clarified by Applicant as well as partners of the firm that the project has not been sold so far and there are no allottees. The case was adjourned for 16/02/2022 with the direction to file the Affidavit in this regard and also fresh CA Certificate.

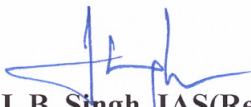
4. On 16/02/2022, the next date fixed for hearing, parties made their appearances and submitted Affidavit Cum Declaration. They have clarified in the Affidavit that they have not collected any advances from any customers or have not sold any flats at the project “THE COAST”. Clause 4 of the Affidavit is mentioned below:

“THAT WE MR. SANEY JOSEFAT BARRETO, MR. LYNDON RODRIGUES, MR. HEDWIZ A. S. CARVALHO **stated that we have not collected any advance from the Customer to the Flat and have not sold any Flat at the Project “THE COAST” and the are”**

The applicant has also submitted the copy of CA Certificate dated 16/01/2022 along with Annexure A. As per Annexure A of this CA Certificate, no unit has been sold so far.

5. Since, no unit in the project has been sold, the question of consent of 2/3rd allottee does not arise. Consequently, Section 15 of The Real Estate (Regulation and Development) Act, 2016 is not attracted. And hence, there is no objection to grant the request of the Applicant to add the other partnership firm M/s Green Earth Builders and Developers consisting of 02 partners i.e, 1. Shri Hedviz Carvalho and 2. Lyndon Pedro Rodrigues in this project.

Order accordingly,


J. B. Singh, IAS(Retd.)
Member, Goa RERA

To,

1. **Shri Saney Josef Barreto,**
Shop No. EU-7, Suvidha Complex,
Near Tilak Maidan, Vasco Goa-403802.
2. **Shri Lyndon Rodrigues,**
Office No.7, our lady of Guia Building,
Vasco Da Gama-403802.
3. **Shri Hedwiz A.S. Carvalho,**
BU-1, 2, 3, Suvidha Complex,
Near Tilak Commercial Complex, Vasco Goa-403802.