



GOA REAL ESTATE REGULATORY AUTHORITY

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F.No:3/RERA/Complaint (559)/2026/ 1241

Date: 20/08/2026

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

1. Mr. Sumukh Anand Sinai Kunde,

2. Mrs. Sumitra Anand Kunde

Residents of Flat No. Cf-4 L & L,

Dongerim Pearl, Navelim,

Margao, Goa-403707.

.....Complainants

Versus

M/s Talak Homes and Estates

A partnership Firm through its managing

Partner, Mr. Madhav Vishnu Talak,

Office: Ground Floor, Rosha Building,

Behind Don Bosco Engineering College,

Fatorda, Goa-403602.

.....Respondent

Advocate Madhav S.S. Cuncoliencar present for the complainants.

Respondent present through P.O.A, Shri Tanmay Madhav Talak.

ORDER

(Delivered on this 20th day of the month of August, 2026)

This order shall dispose of the application for consent terms filed by the parties at exhibit No. 326/c.

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

The complainants have filed the complaint for various reliefs including possession of the 'Suit Duplex' and to comply all the terms and conditions of the Agreement dated 23.02.2025. The respondent was duly served and the matter was fixed for reply/settlement.

3. The parties have submitted that they have, of their own free will, voluntarily, amicably and without any coercion, undue influence or pressure, arrived at a complete, final and binding settlement of all disputes, differences, claims and controversies arising out of or relating to the subject matter of the present complaint and accordingly, filed the consent terms.

4. The consent terms are as follows:

- (i). That during the pendency of the captioned complaint, the Parties have arrived at a mutually acceptable and amicable settlement in respect of the present disputes concerning the subject matter, being Suit Duplex bearing No. C2/G1 situated in the project "St. Rita Residency Phase II" (Goa RERA Registration No.PR010201214).
- (ii). That the Respondent irrevocably undertakes and binds itself that it shall execute and register the final Sale Deed in favour of the Complainants before the Sub-Registrar of Salcete, Margao, and simultaneously hand over quiet, peaceful, and

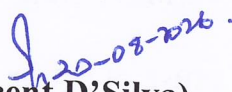
lawful physical possession of the Suit Duplex as soon as possible not more than a strict period of 45 (Forty Five) days from the date of the execution of these Consent Terms.

- (iii). That the Parties hereby declare and confirm that these Consent Terms constitute a full and final settlement of all claims, disputes, differences, and grievances specifically raised in the present proceedings relating to the Suit Duplex. The Parties acknowledge that all present disputes concerning the said Flat and the Agreement stand amicably resolved and settled.
- (iv). The parties further agree that, upon execution of these Consent Terms, neither party shall have any further claim, demand, cause of action or proceeding of any nature whatsoever against the other in respect of the Agreement except any claim arising out of 'defect liability' clause or any other defect as specified in the Agreement. The parties acknowledge that all disputes and differences between them concerning the said Agreement and such disputes that are incidental and ancillary to the Agreements except any claim arising out of defect liability clause as specified in the Agreement, stand amicably resolved and settled, and each party irrevocably releases and discharges

the other from any past, present or future claims in relation thereto.

- (v). That the present Consent Terms are being executed by the Parties voluntarily, out of their own free will and volition, and without any undue influence, coercion, or misrepresentation from either side.

5. I am satisfied that the parties have settled the matter amicably between themselves, thereby putting to an end to the dispute referred above and therefore, the application for consent terms filed by the parties is allowed and consequently, the complaint stands disposed of as settled.


(Vincent D'Silva)
Member, Goa RERA

Panaji, Goa.

Date: 20.08.2026.