



GOA REAL ESTATE REGULATORY AUTHORITY

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FN: 3/RERA/New Proj(1565)/2025/1364

Date: 09/09/2026

To,

M/s Adwalpalkar Construction Erstwhile M/s Modest Builders
5th Floor Smith Vandan Bldg ,
St Inez Panaji Goa, 403001

ORDER

(Dated: 09.09.2026)

1. Whereas, M/s Adwalpalkar Construction Erstwhile M/s Modest Builders (hereinafter referred as the promoter), had applied for registration of the project 'Adwalpalkar Select' (As mentioned on Form II and mentioned in online application as 'M/s Adwalpalkar Construction Erstwhile M/s Modest Builders') 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 25/06/2025 respectively.
2. And whereas, during the scrutiny several deficiencies & anomalies were observed in the documents submitted, and thereafter, the promoter was directed to submit necessary documents. Accordingly, inquiry/email was sent on 07/07/2025, 01/08/2025, 22/08/2025, 24/09/2025, followed by Show Cause Notice dated 05/11/2025 and final Show Cause Notice dated 28/01/2026 served/Delivered on 29/01/2026 to comply the observations and to produce the information/clarification/documents.

[Signature]

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3. However the following documents/ clarification are still not produced.

i) The application and record submitted by you for registration of the project 'Adwalpalakar Select' reveals that though the various documents i.e. sale deed, Form I and XIV, technical clearance, construction license etc. are in the name of M/s Modest Builders, the promoter/ applicant has applied for registration of the project 'Adwalpalakar Select' as M/s Adwalpalkar Construction erstwhile M/s Modest Builders. Pertinently, various documents as above are, post the date of execution of alleged deed of reconstitution of partnership on 15.09.2011.

ii) Though the promoter has submitted a copy of deed of reconstitution of partnership executed on 15.09.2011, neither any approval for change in name is reflected on the copy of the registrar of firms submitted by applicant nor the title deed explains this aspect.

iii) It is also not clear why these documents could not be applied for and procured in the name of M/s Adwalpalkar Construction.

iv) Further, no rectification deed of sale dated 19.07.2004 submitted by promoter/ applicant, is also placed on record.

4. And whereas, vide an email enquiry dated 24/09/2025 the promoter/ applicant was asked to provide the necessary clarification within 05 days, if any, on the aspects along with supporting documents for facilitating disposal of his application.



5. And whereas, as no response was received, further a Notice for hearing under Section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016 was issued on 14/08/2026, which was served on 21/08/2026.
6. And whereas, the said hearing was scheduled on 04/09/2026. None remained present for the hearing and no documents/clarification are produced on record.
7. Evidently the application for registration of the project 'Adwalpalkar Select' (As mentioned on Form II) as made by the applicant/promoter remains deficient to the extent as noted above and cannot be processed further.
8. In view of the above, the application for registration of the project 'Adwalpalkar Select' stands rejected under Section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016. However the applicant/promoter is given liberty to apply afresh for registration of the same project after paying necessary fee and uploading requisite documents.



Virendra Kumar
Member, Goa RERA



Vincent D'Silva
Member, Goa RERA



Dharmendra Sharma
Chairperson, Goa RERA

