



GOA REAL ESTATE REGULATORY AUTHORITY

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FNo: 3/RERA/New Proj.(1350)/2024/ 1081

Date: 09/08/2024

Sub: In the matter of Registration of the Real Estate Project "Mystic Wave"

ORDER


(Dated 09.08.2024)

Kishore Infrastructures Private Limited (hereinafter referred as the applicant), the applicant had applied for registration of the project "**Mystic Wave**" 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 07/05/2024.

2. And whereas, during the scrutiny of documents it was interalia observed that there were several deficiencies in the application relating to Form I&XIV, Sale deed, Title report, Sanad, Technical clearance order. Accordingly the applicant was asked for the needful vide an inquiry email dated 22/05/2024. Form I&XIV, Sale deed, Title report, Sanad, Technical clearance order, etc.
3. Further the applicant was asked to submit the hardcopy of the Sanctioned plan of the project besides ownership documents of the properties and also Project contractor details, Project Agent details and Promoter (Land owner/Investor) details.

4. And whereas in response the applicant uploaded the requisite documents and gave clarification . Further the applicant informed this office that the hard copy of Sanctioned plan along with clarification letter will be submitted on 27.05.2024. However the same was not submitted.
5. Whereas a notice was therefore issued on 07/06/2024 to the applicant seeking clarification on these aspects for taking view as to registration of the project “Mystic Wave”. The applicant through his representative remained present on 19/06/2024 and 27/06/2024 for the hearing and sought time to furnish the Sanad and also other requisite documents/clarifications.
6. And whereas, this office raised another inquiry email dated 27/06/2024 and asked the applicant to submit Affidavit (Form II) in prescribed format and Sanad copy of all the Survey nos. of the project. In response the applicant uploaded Combined Sanad document and latest Form II Affidavit. This office raised another inquiry email dated 02/07/2024 and asked the applicant to submit Construction license along with Corrigendum, latest form 1&14 in the name of M/s Pariparth Developers, Latest Title report for property with Sy.no. 191/1 and 193/14 of village Calangute, Technical Clearance order dt. 22/08/2023 alongwith Corregendum and also the explanation for mismatch in Sy.nos. mentioned in online form and in project address for which the applicant informed this office that, the survey numbers previously mentioned in the online form under the label - Survey No were wrongly mentioned due to a typographical error. The correct survey numbers to be mentioned are as follows: 191/1, 193/14, 193/13 (Part). And requested this office to rectify the survey numbers accordingly.

7. Whereas, the applicant has submitted the requisite documents/ clarification and the case has been examined by technical section of the office and the project is recommended for registration, It is decided to accord registration of the said project. Technical section is further directed to ensure that all documents are properly uploaded at RERA website and to carry out the necessary corrections upon payment of prescribed charges and thereafter issue registration to the said project.


Virendra Kumar 09/08/24
Member, Goa RERA

To,
Mr. Nirav Sai Varma Penumatcha
Kishore Infrastructures Private Limited,
D-005, The Eternal Wave,
Parbo Waddo,, Calangute,
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