



GOA REAL ESTATE REGULATORY AUTHORITY

101, 1st 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

FNNo: 3/RERA/New Proj.(1289)/2023/1500

Date: 30/10/2024

Sub: In the matter of Registration of the Real Estate Project 'R.R.Elite'.

ORDER

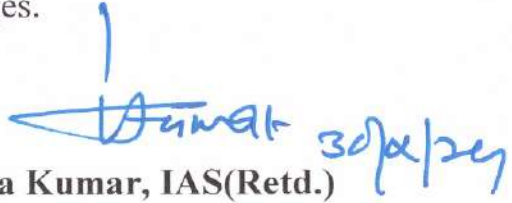
(Dated 30.10.2024)

R.R.Realters (hereinafter referred as the applicant), had applied for registration of the project '**R.R.Elite**' 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 15/12/2023.

- 2) And whereas, during the scrutiny of documents it was inter alia observed that there were several deficiencies in the application/ clarifications required relating to sanad, construction license, technical clearance, sanctioned plan, details of promoter (land owner/ investor details), project contractor and project agent details etc. It was further observed that while CA certificate along with annexure A was not furnished and also deed of partnership was not registered with Registrar of Firms /Sub-Registrar Office.
- 3) And whereas, in response the applicant rectified some of the deficiencies however few of the points still require clarification/ rectification. It was noted that while development permission has expired on 25.02.2024, the revised and renewed construction license dated 27.05.2024 furnished by the applicant is valid upto 27.10.2024 only. Also, the renewed and revised construction license refers to a development permission no. SGPDA/P/3216/13/24-25 dated 08.04.2024, copy of the said development permission has, however, not been placed on record. In any case the leftover validity period of construction license i.e little less than 05 months. This was apparently too less for taking up the

project and making any meaningful progress in the period available particularly when in response to the query of this office, the applicant vide its reply received on 22.12.2023 has stated that no contractor has been appointed so far and that the applicant will update this Authority in case of any such appointment. Further even after the passage of 05 months, the applicant has not provided any update on this aspect. Further the applicant was also required to provide latest and updated form I & XIV incorporating in effects of sale deed executed in its favour and also Partnership deed registered with Registrar of Firms/ Sub-Registrar Office.

- 4) Further a notice dated 31/05/2024 was issued to the applicant seeking clarification on these aspects for taking view as to registration of the project 'R.R.Elite'. The applicant during the course of the hearing submitted the requisite documents/ clarification. The case has further been examined by technical section of the office and the project is recommended for registration. It is accordingly 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 thereafter issue registration to the said project upon receipt of details of correction and payment of prescribed charges.


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

To,
Mr Vishant Ganpat Naik
C/o R.R.Realters
Shop No. G-3, Ashwek Residency
Opp, Anand Bhavan,
St Cruz, Tisk,
Ponda, 403401