



GOA REAL ESTATE REGULATORY AUTHORITY

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F No: 3/RERA/New Proj.(1278)/2023/389

Date: 29/02/2024

Sub: In the matter of Registration of the Real Estate Project "Sol Reserve".

ORDER

(Dated 29.02.2024)

M/s Sun Estate Developers Limited Liability Partnership (hereinafter referred as the applicant), had applied for registration of the project 'Sol Reserve' 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 17.11.2023.

2. Whereas scrutiny of documents furnished by the applicant revealed certain deficiencies in the application/ information submitted. An inquiry emails was accordingly sent on 23.11.2023 followed by a reminder email on 06.12.2023.

3. Whereas even after lapse of sufficient time of more than a month, the requisite details were not furnished by the applicant. It was also noted that the land owner promoter details as submitted by the applicant with his online application dated 17.11.2023 were neither complete nor in consonance with various directions issued by this Authority more particularly vide Circular No. 11/35/2017-DMA/3390(A), dated 13.02.2018 and Circular

No.1/RERA/Circular/2019/830, dated 21.08.2023 clarifying the term 'Promoter' and their liability etc.

4. Whereas, a notice was issued to M/s Sun Estates Developers LLP seeking clarification on these aspects for taking a view as to registration of project 'Sol Reserve'.


5. Whereas, the documents furnished by the applicant during the course of hearings revealed that though M/s Sun Estates Developers LLP and M/s Sunflower Trademart Private Limited vide Agreement for Joint Development dated 12.06.2023 have agreed to jointly develop the property in question which is proposed to be registered as 'Sol Reserve, only M/s Sun Estates Developers LLP has been indicated as promoter in the online application submitted for registration of the project 'Sol Reserve'.

6. Whereas in view of the provisions as contained in Section 2(zk) of the RERA Act (Definition of 'Promoter') and also in view of the Circulars referred at para 3 above, both the parties M/s Sun Estates Developers LLP and M/s Sunflower Trademart Private Limited squarely fall within the definition of the term 'promoter' and would be jointly liable for the functions and liabilities specified in the Act.

7. Accordingly, the applicant promoter herein is directed to take steps to add M/s Sunflower Trademart Private Limited being landowner under the 'promoter/ landowner' category by way of correction upon depositing the necessary charges for the same and also for the other corrections already sought by him. The applicant promoter herein is further directed to file a revised Affidavit cum Declaration in Form II on behalf of both the promoters i.e. M/s

Sun Estates Developers LLP and M/s Sunflower Trademart Private Limited or by any person duly authorized by both the promoters.

8. In view of the above stated positions, it is decided to accord registration of the said project. Technical Section is directed to carry out the necessary corrections upon payment of prescribed charges and seek necessary documents from the Applicant Promoter as above and thereafter issue registration to the said project after uploading all documents in the webpage and carrying out required correction.


Virendra Kumar, IAS(Retd.) 29/02/24
Member, Goa RERA

To,
Mr. Surajdutta alias Suraj Morajkar
M/s Sun Estates Developers Limited Liability Partnership
H.No. 331/3, Opposite Bank of India,
Bhatiwada, Nerul, North Goa-403114.