



GOA REAL ESTATE REGULATORY AUTHORITY

101, 1st Floor, 'SPACES' Building, Plot No. 40, EDCPatto Plaza, Panaji 403 001Goa

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Tel: 0832-2437655; e-mail: goa-rera@gov.in

F.No: 3/RERA/Complaint(500)/2025/1348

Date: 07/09/2026

Rajesh Kashinath Marathe

H.No. 63 Annapurna Niwas

Vidya Nagar Khorlim Near

Saraswat College, North Goa403507

.....Complainant

V/s

M/s. Civilco Engineers & Associates,

Through its Partner,

Mr. Gous Mohammed Shiraguppi

Greetings, S2 Saish Apartments

Haveli-Curti, Ponda-Goa, 403401.

.....Respondent

ORDER

- 1) An online complaint dated 18/08/2025 was filed by Shri Rajesh Kashinath Marathe(complainant) before the Goa Real Estate Regulatory Authority (Goa RERA) against the M/s Civilco Engineers & Associates,under Section 31 of the Real Estate (Regulation and Development) Act, 2016 (herein after referred to as 'the Act') alleging delay in completion and handlings over the three flat purchased by the Complainant located in the

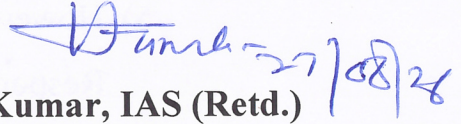
project "Empire Village-II" registered with Goa RERA vide No.PRGO10180127.

- 2) Upon submission of notarized copy of the requisite documents, a notice was issued to the Respondent for appearance and filing of reply on 23/10/2025 when representative of Respondent Mr.Mohabat Ali appeared and sought time for appointment of counsel and filing of reply. On next date of hearing i.e 05/12/2025 when Adv for Respondent did appear & filed vakalatnama and also sought time to file reply. Further, Adv for Respondent again sought time to file reply on 15/01/2026 and 05/01/2026. However, again no reply was filed by the Respondent on 22/01/2026 but both parties informed that they are exploring the possibility of mutual amicable settlement.
- 3) The Complainant and Respondent thereafter sought several adjournments and time to finalize settlement. However, Adv. for complainant on 10/07/2026 submitted that settlement process was not progressing and requested to proceed with the case ex parte since the Respondent did not attend the proceedings on previous two dates and was also not present on 10/07/2026.
- 4) Since the Respondent had remained absent for the three consecutive hearings and the Complainant's advocate had requested the Authority to proceed ex parte on the ground of absence of complainant and also that the settlement process was not progressing; a notice dated 27.07.2026 was issued to the

Respondent asking him to show cause as to why the Authority should not proceed ex parte on next date of hearing on 11.08.2026.

- 5) However despite the service of the said notice upon the Respondent on 28.07.2026, neither the Respondent nor his advocate appeared for the hearing fixed on 11.08.2026. Similarly, a notice dated 14/08/2026 was issued to Respondent on 27/08/2026 and had also been served upon the Respondent but none remained present for the respondent.
- 6) In view of the above, it is evident that the Respondent has been casual be in its submission of reply/response to the Complaint, pursuing the settlement process and even in attending the proceedings regularly. The Respondent sought four adjournment over the period of three months for appointment of advocate and submission of reply which was never submitted. Respondent further during the hearing held on 22/01/2026, offered the mutual amicable settlement which also did not reach any logical solution. As per submission of the Complainant, a cheque of Rupees Three Lakhs given by the Respondent to the Complainant during the process of settlement; was also got bounced. Besides, neither the Respondent nor any advocate or any representative on his behalf has been attending these proceedings since 25/05/2026.
- 7) As sufficient opportunity has been granted to the Respondent for submission of his reply/response, the matter is proceeded ex

parte qua the Respondent and the next date in the matter is fixed for **21.09.2026 at 11.30.a.m.** The complainant is further directed to file its affidavit in evidence on the said date.


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