



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

F.No:3/RERA/Complaint (335)/2023/683

Date: 06/06/2025

Provident Housing Limited,
Yellappa Chetty Layout,
130/1, Ulsoor Road,
Karnataka-560042.

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Complainant

V/s

1. **P Narasimha Reddy**
Mokilla Shankar Palli, Mokilla K. V. Ranga Reddy,
Telangana, Hyderabad-501203.
2. **Kumar and Associates**
77 1st Floor Sector 91
Surya Nagar Faridabad,
Hyderabad - Telangana 121013.
3. **Jagmohan Singh Lamba**
181 Model House, Ludhiana
Punjab –Ludhiana, 141002
4. **Laxman Sataba Hongekar**
H.No.477, Gandhi Chowk Uchagaon
Belgaum Karnataka, 591125
5. **Abhijeet Padmanbhan**
4th main Road BEML Layout
Brookfield Bangalore-Karnataka
Bangalore Urban, 560066

6. **Ajay Krishna Chougule**
1st Cross Bharat Nagar,
Belgaum Karnataka 590014.
7. **Avanika Reddy Bynageri**
Flat No 303 Sailok Penumurthy Haripuri Colony
Saroornagar K V Rangareddy
Telangana, RangaReddy 500035
8. **Clifford Pereira**
Flat No 31 Four Bungalow
Anderi West Mumbai
Mumbai City-Maharashtra
400053.
9. **Deepa Prashant Wandkar**
66 4th Main Road Hanuman Nagar,
Belgaum Karnataka
590019.
10. **Girish T Mattikop**
946 near KLE international School
Kuvempu Nagar, Karnataka
Belgaum- 590016
11. **LalithaPatolla**
Mokilla Shankar PalliMokilla
K V Ranga Reddy
Telangana Ranga Reddy 501101
12. **Olivia Teresinha Gomes**
Flat No 102, 1st Floor
Prime Harmony Airport Road,
Chicalim South Goa, 403711
13. **Mohamed Rafiudeen**
35 B Valamburi Vinayagar Kovli Street
Kumbakonam Thanjaur
Tamil Nadu, 612001

- 14. Neha Milind Subhedar**
MD 25 Housing Board Colony
Vasco Da Gama
South Goa 403802.
- 15. Nisha Devi**
38 kb MahipalpurMalikpur,
Kohi Alias Rangapuri South West Delhi
West Delhi-110037
- 16. Rabia Shaikh**
4th Floor Room No 28 Nizam Street,
B P Lane Mumbai-Maharashtra
Mumbai City 400003
- 17. Rajesh S Walawalker**
Vision Park Apartments Building
B Flat Goa North Goa, 403002
- 18. Ramesh MachindraAlhat**
JagrutiAlahtVasati
Pune City, Maharashtra
Pune-411057
- 19. Sahil Rakeja**
2055 Rani Bagh,
North West Delhi 110034
- 20. Shradhmayi Sahoo**
Flat No.A-18 Indian Bank Staff Quarters
CBD Pillapur Navi Mumbai,
Mumbai City Maharashtra, 400614
- 21. VatsalyaRastogi**
E 1002 Palm Drive Sector 66
Golf Course Extension
Haryana-Gurgaon 122001.

22.VidyaSantoshKarajage

133 c 1 Vishnu Galli
Vadagoun Belgaum Karnataka- 590005

23.Zohaxa Riyaz Hashami

Nathula Road Camp,
Hukeri Belgaum
Karnataka, 590001

24.Ashok Kumar Singh

No.10 Om Kuteer 2nd Cross
Gangamma layout Mahadevapura
Bangalore Urban Karnataka, 560048

25.Dasary James Anil

Plot No.6 ICRISAT Colony
Near Suman working Womens Hostel Chandra Nagar
Tirumalagiri TL-500-050
Hyderabad Telangana 500005

26.Komerla Yoga Lakshmi Narasimha

188, Reliaable Lifestyle Layout
Near Amritha College, Haralur
Bangalore Urban Karnataka 560102

27.Alwyn Prasad Dmello

Behind old post office,
Shanker Pura post
Udupi Dist. Udupi
Alipurduar, West Bengal 574115

28.AmitPrakashRevankar

Mahalaxmissociates, Plot No.26,
CCB N, Mahalaxmi Associates
Plot No.26, CCB N,
Belgaum Karnataka 590006

29.Aashish Mantri,

H.No.2/61 Laxmi Niwas
Post Taluka K
Pune Maharashtra, 416602

30.Bernard Devassy

H.No.2/2 Gujrabhat-Curca,
Tiswadi, North-Goa 403702

31.Dilip T Singnath

SaiSadan, Plot No.18,
CS, No 5274/4,
4th Cross Shasthinasra,
Belgaum Karnataka 590001

32.Dipti Unnikrishnan Vadakath

C-4, 1st floor, Maplawadi CHS,
Next to Kakkad Industrial Estate,
SitaramKeerMargMahim,
Mumbai City, Maharashtra 400016

33.Gurpal Singh

Flat No-2B/803,
Plot No-8, Sector-18 A,
Bharat Petroleum Apartment Dwarka
South West Delhi, 110075

34.M S Service Inn Apartments

No. F 45 & 46, 3rd Cross,
Manyata Residency
Inside Manyata Tech Park,
Nagwara, Bangalore Urban
Karnataka, 560045

35.MohdYunus

Flat No.303, Patel's Avenue Road,
No. I, Hyderabad
Telanagana 500048

36. PaiPundalikaHarekal

No.3W-33-2921/2, HridayKunj,
NethajiSubhash Chandra Bose Road,
ChandrikaExtention, Bejai Road,
Mangalore Dakshina Kannada
Karnataka 575004

37. Rahul V Adake

Plot No.22 SushilaPatwardhan
Layout Vad Belgaum Karnataka 590005

38. Rohidas Dnyandeo Satpute

S.No.49/2, Plot No.5, Harikrushna Complex
Flat No.4 Chandannagar
Pune Maharashtra 411014.

39.Kavita Duragkar

Plot No-2 Ajani Square
Wardha Road, Nagpur
Maharashtra, 440015

40. Sampat Gangaram Gavhane

A/P, KoregaonBhima, Tal
Shirur, Dist:Pune Maharashtra 412216

41. Sepideh Enayati

Block A 14/2 JNMC Staff Quatars
Nehru Nagar Hukeri Belgaum,
Belgaum Karnataka 590001

42. Sujata Pan

Flat-32028, block-B, Phase-2,
Janapriya Utopia,
Attapur, Hyderabad, Telangana 500048

43.Sumalata Kanagali

1552, Shubhash Road,
Kanagali near Prati,
Belgaum Karnataka 590001

44. Swapnil Vasantrao Mankumare

Yashodeep and Co.
104 Siddhivinayak Appt.
Plot No1A-SEC-19C, Vashi, Mumbai,
Thane Maharashtra 400703.

45. Ujwala Suresh Kamat

H.No. 260, Nr. Last Bus Stop,
Water Tank, New Vaddem,
Vasco-Da-Gama, South Goa 403802

46. Varshini

340,11th Main, AkashVihar,
ISRO Layout, Phase II,
Harohalli, Yelahanka
Bangalore Urban Karnataka, 560064

47. Vimi Chawla

28 A Gokuley Marge,
Lucknow Uttar Pradesh 226001

48. Anup Kumar Gupta

F.No-262, Plot 10, Sec 11
Heritage Appt, Dwarka,
Near Sector 11 Metro Station
Dwarka Sector 6, District Cour Complex, Delhi,
South West Delhi, 110075

49. Satyawan Vengurlekar

A-3 Essen Enclave,
Near Pallotti Home,
Chicalim, South-Goa, 403711

50. Feroz Khan

13-6-437/A/17/1, KhaderBagh,
Indra Nagar, Golconda Post Hyderabad
Hyderabad Telangana, 560042

51. Hetal Ankur Dapkawala

B-12, Shubh Residency,
Opp. Bhakti Oham Temple
Puma, Kubharia Road, Surat
Gujarat 395010.

52. Mahesh Reddy Nalamadha

7 lat #104, Road #3 VijayaLaxmiAnnexe Apartment
Margadarshi Colony, Kothapet RR distr
Hyderabad Telangana 500035

53. Ganesh K Tolani

No.10, Sindhi colony,
Hindalaga, Belgaum
Karnataka, 590001.

54.Derrick Lucas Rodrigues

Ouchem Bhat Anjuna,
Bardez Goa,
North Goa,403606

55.Harish A Kulgude

4867/1 sampigeRoad
2nd main 1st cross, Sadashivnagar
Belgaum Karnataka 590001

56.Indranil Aikat

H1101, Park view Spa, Sector 47,
Adjacent to DPS Sec-47,
Gurgaon, Haryana 122018

57.Srinivas Reddy Adulla

12-1-90/1, Shivaninagar,
Bandlaguda nagole, 12-1-90/1,
Shivaninagar, Bandlaguda Nagole,
Hyderabad Telangana, 500068.

58.Krishnan Kumar Setia

2232, ATS Hamlet, Sector-104,

Noida DL-Sector-104
Noida Gautam Buddh Nagar
Uttar Pradesh 201304

59. Brijesh Yadav

A-704, Jagadish Apts,
Marol Military Road Andheri East
Mumbai city, Maharashtra 400059

60. Waddepally Aneesh

H.No-10-97, Meenakshi Estates,
Opp. Bharat Petroleum Jeedimetla Village
Qutubullapur, Hyderabad
Telangana 500067

61. Bhavna Rameshlal Wadhwa

Sea Star Garden Marriage Lawns,
Plot No: 32 Pencil factory Road,
Near CNG pump, Ulhasnagar
Thane Maharashtra 421004

62. Akshata Kakade

Plot No.398, Devaraj URS Colony
Basavan, Belgaum Karnataka 591124

63. Arun Dhumale

CTS, No.155A/1
Budhwar pet Tilakawadi,
Belgaum Karnataka, 590006

64. BRANDALIVE EVENTS PRIVATE LIMITED

Flat No.204, Block A, Kamdenu Homez
Vasant Vihar Phase-1, Dhakoli,
Zirakpur Patiala Punjab, 140603

65. Dandu Udaya Raju

Flat No.202 Vaishnavi Apartments,
Street No.2 CZECH Colony sanathnagar
Hyderabad Telangana 500018

66.Dhan Bahadur Gagan Chand

A-1901 Neelkanth Height Pokharan,
Road No-2 Upvan Lake
Dev Dava Nagarwest Jakegram
Thane Maharashtra, 400601

67.Durgesh Sarmalkar

403, Krishnakunj Building,
Near Growells 101 Mall
Akurli Road, Kandivali East
Mumbai City Maharashtra 400101

68.Gurupadagouda Sangnagouda Patil

Basaveshwar Nagar, Goudar Oni, Ron, Gada
Basaveshwar Nagar Bangalore Urban
Karnataka 582209

69. Kanchan Goel

Wo Ravi Kumar # 501
Casa Mitasu near St,
Belgaum Karnataka 590001

70.Kori Kallappa Sharanappa

Sai Sadan, Plot No.18, CS, No 5274/4
4th Cross, Shasthinasra
Belgaum Karnataka, 590001

71.Lovell Cedric Mathew Miranda

c/oAllwyn saldanha a3, 101,
Bhoomiraj woods, Plot No:55
Near jalvayu, sector 20, kharghar,
Raigad navi Mumbai
Maharashtra, 410210

72.Nitin Vitthalrao Gaware

B1 Pelican Park, Plot No-87
A,N-3 Cidco Aurangabad, Maharashtra 431001

73. Rajesh N. Singh

Flat No.24, Bharat Forge CHS-1
Viman Nagar,
Pune Maharashtra, 411014

74. Reena Arakasali

283/8, Sumithra Sadan,
1st Cross Shastri Nagar
Near Shree Mata Society
Belagaun Karnataka, 560042

75. Shaikh Samreen Bee

Dream Valley Hos Soc, Shivrampalley, Villa No # 49
Pillar # 306 Aramghar X Road
Hyderabad Telangana 500052

76. Sanjay Sinha

Flat No 581, Sector-4, Plot-35,
Green Heaven Apartment,
Dwarka West Delhi, Delhi 110075

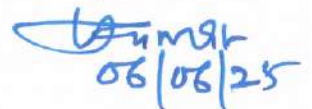
77. Vijay Kiran Pothuraju

Flat No 5-B, Doyen Majestic Apartment,
D, 8-3-222/B/7/, D,-36
Doyen Majestic Apar
Hyderabad Telangana-500038

Respondent (s)


ORDER
(06/06/2025)

- 1) This order disposes of the application dated 21/02/2025 made by the Complainant for retaining 10 respondents (Respondent No. 3, 10, 15, 21, 22, 34, 55, 67, 73 & 76) out of total 77 Respondents in the complaint dated 11/01/2023 and proceeding


06/06/25

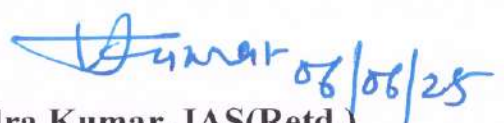
the matter ex parte with the 09 Respondents (Respondent No. 3, 10, 15, 21, 22, 55, 67, 73 & 76) out of the 10 Respondents, who have not responded despite of notices being served and follow up emails in respect of online complaint dated 11/01/2023 filed by Provident Housing Limited (complainant) before the Goa Real Estate Regulatory Authority (Goa RERA) seeking common relief as follows:-

- (i) Direct the Jurisdictional Sub Registrar to make an appropriate entry/note in the concerned register to the effect that the agreement for Sale in respect of all these 77 registered Agreement entered between the allottee and the promoter stands terminated and cancelled.
 - (ii) Direct the Registry of Goa RERA to appoint a Commissioner /Representative on its behalf to execute and register Cancellation Deeds in respect of the aforementioned registered Agreements for Sale of the said 77 customers in order to give full effect to the order passed by this Authority vide Order dated 07/02/2022.
- 2) In course of the proceedings, the complainant deleted most of the Respondents on account of mutual settlement, execution of cancellation deed etc, and retained only 10 respondents. One respondent namely M/s Service Inn Apartments out of the said 10 Respondents, has made an appearance in the interregnum before the Authority and the remaining 09 respondents who have been served the Notice and were also requested through emails for appearance & reply; neither appeared nor responded to the notices or filed any reply.
- 3) During the proceeding held on 03/06/2025, while the Complainants representative was present, none was present for the aforesaid 09 Respondents. The matter was heard on the limited issue of proceeding with the matter exparte against the above


06/06/25

referred 09 respondents who have already been served and have not responded so far despite of service of notice and follow up emails. The Complainant argued that since the above referred respondents have neither appeared nor filed a reply inspite of being duly served the matter may be proceeded ex-parte.

- 4) I have heard the arguments made by the complainant and perused the records. In view the submission made by the Complainant including the service report, it has been decided to proceed with the matter ex parte. The matter is fixed for 24/06/2025 at 2:30 p.m for final hearing of the main complaint for which written arguments have already been filed by the Representative of the complainant.
- 5) A Copy of this order along with a copy of the complaint filed by the complainant and the written arguments filed later be forwarded to all the above referred 09 Respondents for their information and necessary action. In case, any Respondent puts in appearance on 24/06/2025, he shall be heard on the main complaint and would also have the opportunity to file reply/written arguments.


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