



GOA REAL ESTATE REGULATORY AUTHORITY

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F.No:3/RERA/Complaint (576)/2026/1240

Date: 20/08/2026

(Coram: Shri Vincent D'Silva, Hon'ble Member-Goa RERA)

Fatima V Fernandes,

H. No. 617/D, Peddem Gallier,

Loliem, Canacona Goa-403728.

.....Complainant

Versus

Fatima Gaunkar

H. No. 55, Arlem,

Raia, Goa-403720.

.....Respondent

Complainant present in person.

ORDER

(Delivered on this 20th day of the month of August, 2026)

The complainant has initiated the process of filing a complaint through online portal of the Authority dated 23.06.2026 under Section 31 of the Goa RERA Act, and filed documents namely complaint addressed to Director General of Police, Panaji regarding fraudulent transfer of ownership as 'Gift Deed' in Survey no. 421/3, construction license in village Loutulim, Salcete; objections addressed to Senior

Town Planner, South-Goa to issue completion certificate; complaint addressed to the Collector, South-Goa regarding fraudulent transfer of ownership of Survey no. 421/3 of village Loutulim, Salcete; complaint addressed to Sarpanch. VP, Loutulim regarding construction of road in private property and other documents. The said documents are indication of the fact that it is purely a private dispute between the complainant and the respondent, for which according to the complainant a civil suit has been filed against the respondent at Margao.

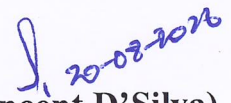
2. Section 31 of the Act relates to filing of the complaint by any aggrieved person with the Authority for any violation or contravention of the provisions of the Act or the rules and regulation made thereunder against any promoter, allottee or real estate agent. The complainant in the instant case has not filed any formal complaint before the Authority and the documents produced on record do not indicate that complainant is an aggrieved person and her rights have been violated or contravened with respect to the provisions of the Act as evident from the documents produced of record. The complainant, however vide email dated 30.07.2026 addressed to the Authority sought to withdraw the alleged complaint, which is required to be granted having regard to the fact that no case has been made out by

the complainant against the respondent under any provisions of the the Act.

3. Having said so, I pass the following:-

ORDER

- i. The complaint stands dismissed as withdrawn.
- ii. There shall be no order as to costs.


(Vincent D'Silva)
Member, Goa RERA

Panaji, Goa.

Date: 20.08.2026.