



GOA REAL ESTATE REGULATORY AUTHORITY

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FNo: 3/RERA/New Proj.(340)/2018/1282

Date: 23/09/2025

Sub: In the matter of Registration of the Real Estate Project 'Saad Market Plaza'.

ORDER **(Dated 23.09.2025)**

Saad Infrastructure India Private Limited (hereinafter referred as the promoter) was initially granted registration for the above project '**Saad Market Plaza**' from 27/08/2018 till 30/09/2022. The said registration expired on 30/09/2022.

The promoter further applied for extension of the said project under Section 6 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 initially vide an extension application letter inwarded on 02.09.2022. However, the promoter was asked to apply online for project extension at web portal with required documents after payment of extension fees which was complied with by the promoter requesting online for extension of the said project till 30.09.2023.

2. Further, an inquiry email was sent to the Applicant asking him to submit the renewed Construction license, Development permission order, updation of external development & building details. In response, the promoter however uploaded renewed construction license with validity only from 29/09/2021 to

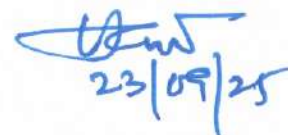
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30/08/2022 and as such further enquiry email was raised on 02/02/2023 whereby the promoter on 28/04/2023 uploaded renewed construction license having validity from 17/02/2023 to 30/08/2023. Though the promoter did not submit the requisite information/ documents despite subsequent inquiries, it was observed that completion order dated 02/08/2022 and part occupancy certificate for basement floor, ground floor (Part), first floor, second floor, fourth floor, fifth floor (part), dated 29/09/2021, 15/06/2022, 17/02/2023 was uploaded. Accordingly, a notice dated 01/12/2023 was issued to Saad Infrastructure India Private Limited seeking clarification on these aspects for taking view on extension of the project '**Saad Market Plaza**'.

3. During the course of hearing the promoter has submitted all the requisite documents including renewal of Development Permission, construction licenses, completion certificates and occupancy certificates for the entire Building interalia also explaining the delay on the ground that subsequent to the completion of the construction, obtaining the completion certificate took some time and during the interregnum, the development permission expired which required issue of fresh licenses and making of fresh applications for obtaining completion certificate and occupancy certificate thereby resulting in delay in obtaining the completion certificate and occupancy certificate.

4. Further, the case has been examined by technical section of the office. The relevant extract of the report submitted by the Technical Section is extracted here below:-

“The Development permission for the Project Building was granted initially by the South Goa Planning and Development Authority vide dated 24.11.2016. Subsequently, Building Plan has been revised for which Development Permission has been obtained from South Goa Planning and Development Authority vide letter dated 17.05.2019. Thereafter, the renewal of Development Permission was granted by the said Authority vide letter dated 25.04.2024 for


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the period of 3 Years. Similarly, the Construction License for the Project Buildings was initially issued by Ponda Municipal Council vide letter dated 29.09.2021 for the period one year and thereafter the renewal of Construction license was issued by Ponda Municipal Council vide letter dated 07.08.2024 was valid upto 30.08.2024.

As per the revised plan approved vide letter dated 17.05.2019, the construction of building project comprises of the following:-

1. Basement consists of 6 shops and parking
2. Ground floor consists of 24 shops
3. First floor consists of 19 shops
4. Second floor consists of 19 shops
5. Third floor consists of 19 shops
6. Fourth floor consists of 10 flats
7. Fifth floor consists of 4 flats, society office and Community Hall

~~The Completion and Occupancy Certificate for the Project Building were~~
obtained in parts as per details given here below.

Completion Certificate

Sl.No.1 Letter No.SGPDA/P/3077/87/21-22
dated 28.07.2024

Details of sanctioned

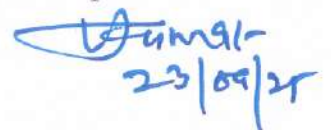
1. Basement floor 6 shops & remaining parking
2. Ground floor 24 shops
3. First floor 19 shops

Occupancy Certificate

Sl.No.1 Letter No.PMC/TECH/OCC/08/2021-22
dated 29.09.2021

Details of Sanctioned

1. Basement floor 6 shops & Car parking
2. Ground floor 24 shops
3. First floor 19 shops


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Completion Certificate

Sl.No. 2 Letter No.SGPDA/P/3077/100/22-23
dated 02.08.2022

Details of sanctioned

1. Second floor 19 shops
2. Fourth floor 10 flats
3. Fifth floor 4 flats

Occupancy Certificate

Sl.No.2 Letter No.PMC/TECH/OCC/23/2022-23
dated 17.02.2023

Details of Sanctioned

1. Second floor 19 shops
2. Fourth floor 10 flats
3. Fifth floor 4 flats

Completion Certificate

Sl.No. 3 Letter No.SGPDA/P/3077/133/24-25
dated 28.08.2024

Details of sanctioned

1. Third floor 19 shops
2. Fifth floor community hall and society office

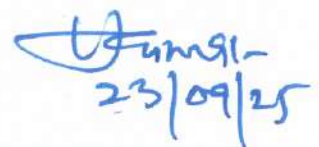
Occupancy Certificate

Sl.No.3 Letter No.PMC/TECH/OCC/13/2024-25
dated 27.02.2025

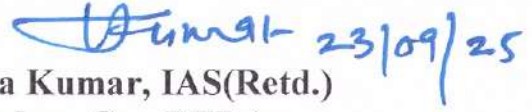
Details of sanctioned

1. Third floor 19 shops
2. Fifth floor community hall and society office

It is evident that the project 'SAAD MARKET PLAZA' has been duly completed as per the revised plan approval dated 17.05.2019. The Completion Certificates & Occupancy Certificates for whole of the project have already been granted by the local Authority as above. Further the extension of project is recommended as per Circular No. 1/RERA/Circulars/2019/426 dated 08/04/2025 as well as decision of the Authority vide minutes of 89th meeting of the Authority held on 20.08.2025; till the date by which the occupancy certificate for whole of the project was granted i.e 27.02.2025. The certificate of Extension of Registration of the project would be issued upon payment of the applicable fee."


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5. It is pertinent to note that no complaint against the Project 'Saad Market Plaza' has been registered by the Authority till date. In view of the above report of the Technical Section and also the fact that completion certificate and occupancy certificate for the entire project has already been obtained by the Promoter Applicant; it is decided to accord extension of the registration of the said project in respect of the Project '**Saad Market Plaza**' till 27.02.2025 when the last of the occupancy certificates was granted by the concerned local Authority. Technical section is further directed to ensure that all documents have been properly uploaded at RERA website before issuing the certificate for extension of registration of the said project upon payment of extension fee. Necessary corrections, if any, may also be carried out upon payment of prescribed charges.


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

To,

Mr. Aditya Desai
Saad Infrastructure India Private Limited
C/o Ved Associates,
First Floor, 'Parijat', Behind Desai House,
Near LIC Building, Khadpabandh,
Ponda -403401