



GOA REAL ESTATE REGULATORY AUTHORITY

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Case No. 3/RERA/Agent(559)/2024/1427


Date: 08/10/2024

To,
Mr. Jaison Jeffry Charles
Shop 16 Madhuvihar Shopping Res Comp
St-Inez Bhatlem,
Panaji-Goa, 403001.

ORDER (Dated 07.10.2024)

Whereas, **Mr. Jaison Jeffry Charles** (hereinafter referred as the applicant), had applied for registration of Real Estate Agent under Section 9 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 his application submitted through online portal dated 17/01/2024.

2. And Whereas, during the scrutiny of documents it was inter alia observed that there were several deficiencies in the application relating PAN Card, address proof of the applicant, Previous agent details for last five years, details of the Firm J. J. Properties etc. Accordingly an inquiry emails were sent on 01/02/2024 and 14/05/2024 and the applicant was asked to submit the documents/furnish requisite

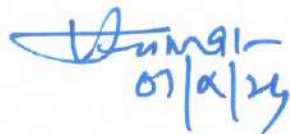

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clarification. However the applicant failed to furnish the said documents/clarification.

3. And Whereas, a notice was issued to the applicant seeking clarification on these aspects for taking a view with regard to his application for registration of an agent and a hearing was fixed for 10.06.2024. However at the request of the Applicant matter was fixed for 02.07.2024 which was rescheduled and was heard on 19/07/2024 when the applicant remained present and sought time to complete the requirements and the matter was accordingly adjourned to 01/08/2024. However on 01/08/2024, the applicant remained absent and the matter was fixed for hearing on 20/08/2024.

4. On 20/08/2024 the matter was called out. It was observed that on 19/08/2024 this office received an email from the applicant informing this office that, he shall not be able to attend the hearing due to work commitments and requested for the hearing date to be rescheduled to October 2024. At the request of the applicant matter was fixed to 07/10/2024.

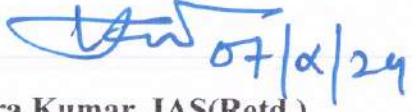
5. And Whereas, the hearing date was conveyed to the applicant vide notice dated 22/08/2024 and also via email dated 29/08/2024. However none remained present on 07/10/2024. Further, on 09/10/2024 this office received an email from the applicant requesting this office to refund the registration fee and cancel the registration.


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6. From the above it is clear that the applicant despite being given multiple opportunities has failed to submit the requisite documents/ provide information required to address the deficiencies in the application made by him for his registration as an agent with the Authority and also did not appear for hearing and has himself now requested for cancellation of his request for registration and refund the registration fee to him.

7. And Whereas, Notification No. 1/RERA/Regulations of GRERA/2020/07, published in the Official Gazette (Series I No. 31), dated 28/10/2021, provide that in case where the Authority rejects registration of individual real estate agent, fee to the extent of ten percent will be deducted and in case of company/firm, etc. fee to the extent of Rupees Fifty thousand will be deducted. Further such Real Estate Agent has to pay registration fee afresh for registration as agent along with required information/ documents.

8. In view of the failure of the applicant to provide the requisite documents/ necessary information for processing his application and also his request for cancellation of his application for registration of an agent, the application for registration of agent submitted by Mr. Jaison Jeffry Charles through online portal 17.01.2024 is hereby rejected and the fee deposited by him after deducting 10% of the same be refunded to him.


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