



GOA REAL ESTATE REGULATORY AUTHORITY

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FNo: 3/RERA/ New Proj.(1343)/2024/1543

Date: 14/11/2024

Sub: In the matter of Registration of the Real Estate Project "Serene Hills"

ORDER

(Dated 14.11.2024)


Mr. Abdul Sattar And Mr. Kafil Ahmed Chowhan (hereinafter referred as the applicant) had applied for registration of the project "**Serene Hills**" under Section 3 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 an application submitted through online portal dated 22/04/2024.

2. And whereas, during the scrutiny of documents it was interalia observed that there were several deficiencies relating to land ownership documents, non submission of complete title report with clear opinion along with copy of the orders of partition dated 24.06.2008 & 25.06.2008, CA certificate along with Annexure -A, Project contractor details and Project Agent details etc. Also the description of the project land as mentioned in Technical clearance i.e Sy. No. 20/14 (p), 20/G (P), Plot no. 9 & 10 differed from details in the Sanad which mentioned project land as Sy. No as 20/1-H (part) & 20/1-G (part).

3. Clarification was also required in respect of the proposed construction vis a vis the total area of land in the project as mentioned in the application against the total area of the survey no. 20/1-H (part) & 20/1-G (part) consisting of 11,000 sq. mtrs. Further, there was also discrepancy in the total building count and inventory details.

4) As the requisite information/clarification were not made available despite several queries made by this office, a notice was issued to the applicant seeking clarification on these aspects for taking view as to registration of the project “**Serene Hills**” and also granting opportunity of personal hearing to the promoter/Applicant .

5) The applicant during the course of the hearing submitted the requisite documents/ clarifications. The case was examined by technical section of the office and was further recommended for registration of the project “**Serene Hills**”. It is accordingly decided to accord registration of the said project. Technical section is further directed to ensure that all documents are properly uploaded at RERA website and thereafter issue registration to the said project upon submission of correction details and deposit of prescribed fee by the promoter, if any.


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