



GOA REAL ESTATE REGULATORY AUTHORITY

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FNo: 3/RERA/ New Proj.(1347)/2024/960

Date: 15/07/2024


Sub: In the matter of Registration of the Real Estate Project "Upper Crest"

ORDER

(Dated 15.07.2024)


Cityscape Developers Through Its Proprietor Mr Damodar Chandrakant Karapurkar (hereinafter referred as the applicant), the applicant had applied for registration of the project "**Upper Crest**" 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 26/04/2024.

2. During the scrutiny of documents it was observed that there were several deficiencies/discrepancies in the application relating to draft Agreement for sale, CA certificate, non submission of deed of sale for Plot No. 5 and details relating to Promoter, Project contractor as well as Project Agent. Accordingly, applicant was asked to submit requisite documents/explanation vide an inquiry email dated 20/05/2024.
3. Whereas, the applicant in response submitted certain information but the same was found to be incomplete. It was observed that, the draft agreement for sale submitted was still not as per the format prescribed under the Rules and the CA certificate submitted in Form 4 did not mention the name of the project. It was further noticed that while the sale deed mentions details of purchaser as City


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Scape Developers, represented by its proprietor Mr. Damodar Chandrakant Karapurkar and the title report observed that the subject property is owned by Mr. Damodar Chandrakant Karapurkar (proprietor of Cityscape Developers) and his wife Mrs. Rakhi D Karapurkar, though the description of the promoter in the online application as well as in the affidavit in Form II was in consonance with the details of the purchaser as stated in all the sale deeds pertaining to the subject property.

2. Whereas, a notice was issued to Cityscape Developers represented by Mr Damodar Chandrakant Karapurkar seeking clarification on these aspects for taking view as to registration of the project "**Upper Crest**".
3. Whereas, the applicant has now submitted the requisite documents/ clarification and the case has been examined by technical section of the office and the project is recommended for registration, 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 certificate to the said project.


Virendra Kumar, IAS(Retd) 15/07/24
Member, Goa RERA

To,
Mr Damodar Chandrakant Karapurkar
C/o Cityscape Developers
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Near PWD Water Supply Dept, Murida,
Fatorda , Margao, Goa 403602