



GOA REAL ESTATE REGULATORY AUTHORITY

DEPARTMENT OF URBAN DEVELOPMENT

GOVERNMENT OF GOA

101, 1st Floor, 'SPACES' Building, Plot No. 40, EDC Patto Plaza, Panaji 403 001 GOA

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F.No:3/RERA/Complaint(122)/2020/566

Date: 06/10/2021

Vineet Sethi

RH20, Aquamarina,
Vanelim-Colva Road,
Colva, Salcete-Goa, 403708.

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Complainant

V/s

Niche Developers Goa,

Society Office, Sky Waters, Survey No.23/1,
Jairam Nagar, Dabolim Village,
Vasco-Da-Gama, 403711.

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Respondent

ORDER

Dated: 06/10/2021

This is to dispose of the complaint received from Complainant online on 24/07/2020 against project 'Sky Waters' by Niche Developers i.e Respondent. As per Complainant, the project is ongoing project as the same did not receive the Completion Certificate before cutoff date of 23/03/2018. Hence, project should have been registered under RERA. But the same has not been registered so far.

2. Hearing in the case was fixed on 01/10/2021. Complainant present and Respondent was absent. It was decided to decide the case based on the arguments of Complainant and written reply of the Respondent which was on record.

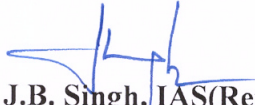
3. In his written reply, Respondent has submitted that subject matter of registration of this project has already decided by the Authority by Order dated 17th September 2021 in another case of Tridib Dasgupta – Complaint No. 45 of 2018 and this Authority has directed the Respondent to pay of fine of Rs. 5,00,000/- (Rupees five lakhs only) which is being paid by the Respondent. Thus, the same issue cannot be decided again and again.

4. I have considered the case. It is seen the subject matter of registration of this project under RERA is already decided by Authority by its Order dated 17/09/2021

in Case No. 3/RERA/Complaint(45)/2018 and a penalty of Rs. Five lakhs have been imposed on the Respondent. Same issue cannot be decided by the Authority again in respect of same project. Accordingly, proceedings cannot continue further.

5. Therefore, present proceedings are dropped.

Order accordingly,


J.B. Singh, IAS(Retd.)
Member, Goa RERA

To,

1. **Vineet Sethi**
RH20, Aquamarina,
Vanelim-Colva Road,
Colva, Salcete-Goa, 403708

2. **Niche Developers Goa,**
Society Office, Sky Waters, Survey No.23/1,
Jairam Nagar, Dabolim Village,
Vasco-Da-Gama, 403711.