



GOA REAL ESTATE REGULATORY AUTHORITY

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

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Tel: 0832-2437655; e-mail: goa-rera@gov.in

F.No: 3/RERA/Complaint(568)/2026/1234

Date: 19 /08/2026

Kanchan Goel

Flat No. 501, Casa Mitasu
Silva Nagar, Ponda,
Goa- 403401

.....Complainant

V/s

Mr. William

Provident Housing Ltd,
Adora De Goa3
Near MES College,
Sancoale South, Goa-403726.

.....Respondent

ORDER

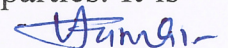
(19/08/2026)

This order disposes of the online complaint dated 30.04.2026 filed by Kanchan Goel (complainant) before the Goa Real Estate Regulatory Authority (Goa RERA) against the Respondent Mr. William, Provident Housing Limited, under Section 31 of the Act alleging that while the complainant has made the full payment against the purchase of Apartment No.Row-13/Block 5/A-104 on Floor 1 of project named Adora De Goa-3, Near MES College, Sancoale; the Respondent despite the project being delayed by almost 3 years, has charged the complainant an interest of Rs.3,28,216.30/- towards late payment charges. It was further stated that he had approached Mr. William to waive off the

interest charged but he is insisting on deducting an interest amount of Rs.1,00,000/- which is not justified at all and needs to be waived off fully.

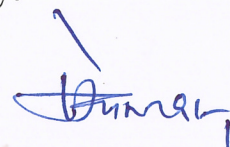
- 2) The record reveals that upon receipt of the complaint, a notice dated 20.05.2026 was issued to the complainant to appear before this Authority on 04.06.2026 at 11:30.a.m. either personally or through duly authorized representative with a notarized copy of the online complaint and the photocopies of all the documents relied upon by the complainant, for the purpose of serving the same upon the respondent. Though the complainant remained present in person during the hearing held on 04/06/2026 but sought time to file requisite documents as name of Respondent was inadvertently written wrongly. Thereafter matter was fixed further on 12/06/2026, 26/06/2026, 08/07/2026, 21/07/2026 and 06/08/2026. However, none appeared for complainant on all these dates fixed for hearing. Therefore, a last and final opportunity was given to the complainant to appear before this Authority on 19/08/2026 at 11:30 a.m. for appearance and filing of the requisite documents. While there was no appearance on behalf of the complainant on 19.08.2026, the registry brought to the notice of the Authority an email dated 15.08.2026 at 11:31a.m. received from the complainant stating the matter between the complainant and the respondent has been amicably resolved and in view of the settlement reached between the parties; the complainant does not wish to pursue the said matter and requested authority not to proceed with it any further and dispose of the complaint accordingly.

- 3) The scheme of The Real Estate (Regulation & Development) Act, 2016 accords a definite primacy to the consent of the parties. It is



thus clear that not only material changes in the agreement but even the cancellation of the agreement could be effected based upon the consent of the parties. In above view of the matter, the issue raised by the complainant as noted at Para 1 above, could always be settled mutually.

- 4) It is noted that the complainant after the initial appearance on 04.06.2026 wherein it sought time to provide the requisite documents after amending the name of the respondent in the cause title, neither appeared nor took any steps to pursue the complaint or even seek an adjournment for the purposes of submissions of requisite documents pertaining to its complaint dated 30.04.2026; that too despite the service of notice of next date of hearing each time. Further, the complainant vide its email dated 15.08.2026 has submitted that the matter between the complainant and the respondent has been amicably resolved and in view of the settlement reached between the parties; the complainant does not wish to pursue the said matter and requested authority not to proceed with it any further and dispose of the complaint accordingly.
- 5) In view of what has been noted at preceding para, the online complaint dated 30.04.2026 filed by the complainant is dismissed as withdrawn on account of the matter having been amicably resolved between the complainant and the respondent. Further, the present proceedings are closed accordingly.


19/08/26

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