



**GOA REAL ESTATE REGULATORY AUTHORITY**  
**DEPARTMENT OF URBAN DEVELOPMENT**  
**GOVERNMENT OF GOA**

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No.3/RERA/New Proj (989)/2022 | 788

Date: 28/10/2022

**Tanmay Ulhas Kholkar,**

M/s Manas Developers,

Plot No. 22/B, GF-I, Happy Homes Hsg. Society

La Campala Miramar,

Panaji-Goa, 403001.

.....Applicant/Promoter

**ORDER**

**(Dated 27.10.2022)**

The promoter **M/s Manas Developers** through its authorized person **Mr. Tanmay Ulhas Kholkar** has applied for registration of proposed project '**Miramar Towers**' 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 of interest and Disclosures on website) Rules 2017, vide his application submitted through online portal dated 08.07.2022.

2. The applicant has submitted required documents for registration. However, it was observed that the applicant/ promoter has not submitted affidavit in



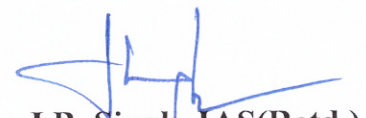
a requisite quantum of stamp duty, conversion sanad and also not submitted Form D.

3. An opportunity of hearing was given to the applicant/promoter on 14.10.2022 and 26.10.2022 in order to comply with the deficiency. As far as affidavit in requisite quantum of stamp duty is concerned, the same has been uploaded on web portal. Regarding conversion sanad, applicant pleaded that a building was already in existence on the plot of the land known as 'Swapna Apartments'. The said building consisted of 08 flats, four each on the ground and first floor respectively owned and possessed by the various owners. The said property has now being taken up for re-development by M/s Manas Developers in terms of the agreement for sale and re development entered between the developers and respective flat owners of the said 'Swapna Apartments'. In support of its claim, the applicant/promoter has submitted the occupancy certificate that is 06.04.1979 issued by Panjim Municipal Council. Applicant has also submitted various house tax receipts in respect of the owners of the said 'Swapna Apartments'
4. As far as Form D is concerned, the applicant/ promoter has stated that confirmation proceedings for obtaining Form D in respect of the said plot of land is under process and sometime will be required to obtain the same. He has also submitted the copy of notice issued in the said confirmation proceedings.



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5. In view of the various documents produced by the applicant/promoter as stated above, it is established that a building was already existing on the said plot and the present construction is undertaken after the demolition of the said building.
  6. In the circumstances, it is felt that land was already being used for settlement purposes and hence conversion sanad for agriculture to residential purpose is not required. As far as Form D is concerned, the applicant/promoter has stated to submit it in 2-3 weeks. Since issue of conversion sanad is clear, I feel the grant of registration should not be held up only because of Form D, which can be submitted by applicant/promoter in due course of time.
  7. In view of above, the registration under section 3 of The Real Estate (Regulation and Development) Act, 2016 is granted to the applicant/promoter. Applicant/promoter is also directed to submit the Form D within 30 days time.

Order accordingly,

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

**To,**  
**Tanmay Ulhas Kholkar,**  
Manas Developers,  
Plot No. 22/B, GF-I, Happy Homes Hsg. Society  
La Campala Miramar,  
Panaji-Goa, 403001.