



GOA REAL ESTATE REGULATORY AUTHORITY

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FN0: 3/RERA/New Proj.(336)/2018/1283

Date: 23/09/2025

**Sub: In the matter of Extension of Registration of the Real Estate Project
'Khadpabandh Gardens Phase II-B'.**

ORDER

(Dated 23.09.2025)

Madanant Constructions Goa Pvt. Ltd. (hereinafter referred as the promoter) was granted registration for the above project '**Khadpabandh Gardens Phase II-B**' from 27/02/2018 till 30/04/2021. The said registration expired on 30/04/2021. The promoter further applied for extension of the said project under Section 6 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 requesting for extension of registration of the said project till 31.08.2023 and also deposited an extension fee of Rs.50,000/-

2. Further, an inquiry email was sent to the Applicant asking him for updation of completion certificate and occupancy certificate at web portal and also for rectification of other deficiencies. In response, the Applicant Promoter uploaded completion certificate dated 18/03/2021 and occupancy certificate dated 22.09.2022 issued in respect of the entire project but did not submit the remaining information as asked for. Accordingly, a notice dated 01/12/2023 was issued to Madanant Constructions Goa Pvt. Ltd. seeking clarification on these

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aspects for taking view on his application for extension of registration of the project '**Khadpabandh Gardens Phase II-B**'.

3. During the course of hearing the promoter has submitted all the requisite documents interalia stating that they have completed the project as per the sanction plan and have offered/given possession of units to all the customers and there were no complaints against the project. Further, they have initiated the process of formation of society and have written letter to all allottees for participation in the process of formation of society.
4. The case has been examined by technical section of the office. The relevant extract of the report submitted by the Technical Section is extracted here below:-

"The project was registered under RERA registration No.PRGO07180537 valid from 27.02.2018 to 30.04.2021. Development Permission for the construction of Project Building was initially granted by the South Goa Planning and Development Authority vide letter dated 08.02.2018. Thereafter, South Goa Planning and Development Authority granted further Development Permission vide dated 17.03.2021 for the same building as approved earlier vide dated 08.02.2018. Similarly, the construction license for the construction of project building was initially issued by the Ponda Municipal Council vide letter dated 27.03.2018 for the period of one year and thereafter the renewal of construction license issued vide letter dated 04.05.2020, which was valid upto 22.08.2021.

As per the approved plan dated 08.02.2018, the construction of project building comprises of the following:-

1. Lower Ground Floor for car parking
2. Upper Ground Floor consists of 3 Flats and car parking
3. First Floor consists of 6 flats
4. Second floor consists of 6 flats
5. Third floor consists of 6 flats

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6. Fourth floor consists of 6 flats

7. Fifth floor consists of 3 flats

The completion and occupancy certificate for the construction of project building were obtained as per details given here below:-

Completion Certificate

Letter No.SGPDA/P/2863/234/20-21
dated 18.03.2021

Details of sanctioned

1. Lower ground floor for parking
2. Upper Ground floor 3flats
3. First floor 6flats
4. Second floor 6 flats
5. Third floor 6 flats
6. Fourth floor 6 flats
7. Fifth floor 3 flats

Occupancy Certificate

Letter No.PMC/TECH/OCC/02/21-22
dated 18.08.2021

Details of Sanctioned

1. Lower ground floor for parking
2. Upper Ground floor 3flats
3. First floor 6 flats
4. Second floor 6 flats
5. Third floor 6 flats
6. Fourth floor 6 flats

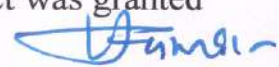
Occupancy Certificate

Letter No.PMC/TECH/OCC/12/22-23
dated 22.09.2022

Details of Sanctioned


1. Fifth floor 3 flats

It is evident that the project 'KHADPABANDH GARDENS PHASE II-B' has been duly completed as per the approved plan dated 08.02.2018 and dated 17.03.2021. The completion certificate and occupancy certificates for whole of the project have already been granted by the concerned Authorities as above. Further the extension of project is recommended as per Circular No. 1/RERA/Circulars/2019/426 dated 08/04/2025 as well as decision of the Authority vide minutes of 89th meeting of the Authority held on 20.08.2025; till the date by which the occupancy certificate for whole of the project was granted


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i.e 22.09.2022. The certificate of Extension of Registration of the project would be issued upon payment of the applicable fee.”

5. It is pertinent to note that one complaint against the Project ‘Khadpabandh Gardens Phase II-B’ was received by the Authority in the year 2021 and was dismissed as withdrawn during the initial hearings after the case was amicably settled between the parties. The Promoter during the course of the hearing has stated that they have offered/given possession of units to all the customers and there were no complaints against the project and they have also initiated the process of formation of society as well as have written letter to all allottees for participation in the process of formation of society.
6. In view of the above report of the Technical Section and also the fact that completion certificate and occupancy certificate for the entire project has already been obtained by the Promoter Applicant; it is decided to accord extension of the registration of the said project in respect of the Project ‘**Khadpabandh Gardens Phase II-B**’ till 22.09.2022 when the last of the occupancy certificates was granted by the concerned local Authority. Technical section is further directed to ensure that all documents have been properly uploaded at RERA website before issuing the certificate for extension of registration of the said project upon payment of extension fee. Necessary corrections, if any, may also be carried out upon payment of prescribed charges.


Virendra Kumar, IAS(Retd.) 23/09/25
Member, Goa RERA

To,
Mr. Sudin Naguesh Verenkar
Madanant Constructions Goa Pvt Ltd
H N 196 Opp St Joseph High School,
Chandor, Salcete-403714