



GOA REAL ESTATE REGULATORY AUTHORITY

101, 1st Floor, 'SPACES' Building, Plot No. 40, EDC Patto Plaza, Panaji Goa 403 001
www.rera.goa.gov.in

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

FNo: 3/RERA/New Proj(1574)/2025/1438

Date: 26/09/2026

To,
Sai Kiran Thakur,
Proprietor of AG Realty,
2nd Floor, House No. 13/87/30,
Lar Commercial Complex, Tiswadi,
Opposite to Poshak Showroom,
Panaji, Goa - 403001

ORDER

(Dated: 26.09.2026)

1. Whereas, Sai Kiran Thakur Proprietor of AG Realty (hereinafter referred to as the promoter), had applied for registration of the project 'Eka Kadamba' 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 14/07/2025 respectively.

2. And whereas, during the scrutiny several deficiencies & anomalies were observed in the documents submitted, and thereafter, the promoter was directed to submit necessary

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documents. Accordingly, inquiry/email was sent on 19/07/2025, 08/08/2025, 19/09/2025, 05/11/2025, 16/01/2026 & Show Cause Notice dated 13/03/2026 to comply the observations and to produce the information/ clarification/ documents.

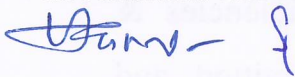
3. However, till date following documents are not produced on record.

- a. No mention of plot no. 5 in title report dated 25/08/2025 as mentioned in sale deeds.
- b. Sanad plan does not match with Site Plan/Sub division Plan.
- c. Affidavit giving status of litigation if any against the project.
- d. Partition order of the Project land.

4. And whereas, vide an email enquiry dated 16/01/2026 promoter/ applicant was asked to provide the necessary clarification within 7 days on receipt of the email.

5. And whereas, as no response was received, further a Notice for hearing under Section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016 was issued on 22.07.2026, which was served on 23/07/2026.

6. And whereas, the said hearing was scheduled on 29.07.2026. None remained present for the hearing and no documents/clarification are produced on record.





7. And Whereas, a letter dated 30/07/2026 was received from the promoter/applicant informing that the notice was received on 28.07.2026 and due to prior engagement, the promoter/applicant could not remain present and requested for a fresh date for hearing. They also informed that he shall file a formal reply in regards to the notice.

8. And Whereas, the promoter/applicant filed a reply dated 31/07/2026 and stated that:-

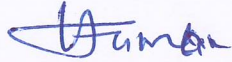
- a. Plot No.D-5 is mentioned in the Title Report produced by the Applicant.
- b. that the Applicant has filed a Sanad Application before the Office of the Collector North Goa dated 04.06.2026 for obtaining ConversionSanad of the Part property which appears to be not converted to the Sanad as per the Sanad Plan produced by the Applicant although the Predecessor in title has obtained the TCP Subdivision of the said property which the Applicant has now purchased.
- c. That the Applicant is producing Affidavit to this present Application.Declaring that there are no Litigation pending.
- d. That the Applicant has also filed a Partition Application dated 01.07.2026 before the Office of the Inspector of Survey and Land Records at Tiswadi Taluka to obtain the Partition of the Plot No. D-1 to D-8 surveyed under bearing No. 17/1 of Village Bainguinim Tiwadi Taluka which is a subject matter of this Rera Application.
- e. that the Applicant has filed Sanad Application and Partition Application before the Concerned department in order clear



- the objections raised by this Office and also to comply to the query raised by this Office in regards to the Rera Application.
- f. That the Partition Order of the said property is the condition precedent to obtain the Sanad Certificate and therefore the currently matter is proceeded before the Land Survey department.
9. And whereas, The Applicant/promoter prayed that they may be granted some more time to comply with the Objection raised by this Office as Applicant is exploring all the options to fulfill the requirements raised by Goa RERA. Further the applicant/promoter prayed for a fresh date of hearing to give oral say as he could not be present on 29.07.2026.
10. And whereas, the applicant requested Goa RERA to grant six months time to obtain partition order and sanad order of the property which is the subject matter of RERA Application.
11. And whereas, the said documents ie Partition order and Sanad order, for submission of which time of six months is being sought; were required to be submitted at the time of making application of the project "Eka Kadamba" itself and the said application remains deficient to the extent as noted above and cannot be processed further.
12. In view of the above, the application for registration of the project "Eka Kadamba" stands rejected under Section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016. However the applicant/promoter is given liberty to apply

afresh for registration of the same project after paying necessary fee and uploading requisite documents.



Virendra Kumar
Member, Goa RERA



Vincent D'Silva
Member, Goa RERA



Dharmendra Sharma
Chairperson, Goa RERA