GOA REAL ESTATE REGULATORY AUTHORITY
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F.No.3/RERA/New Proj (1447)/2024/ 1661 Date: 4/11/2026

(BEFORE THE MEMBER SHRI VINCENT D'SILVA)

To,
Stanrose Realty LLP,
Authorised Person, Shri Ulhas Vasant Parab,
B, 302, Rizvi Palace, Hill Road,
Bandra West, Mumbai Suburban,
Maharashtra-400050 ..... **Applicant**

Ms. Rosita Stanislaus Pereira, Partner of the Applicant.

ORDER

(Delivered on this 4th day of the month of November, 2026)

The applicant, Stanrose Realty LLP had applied for registration of the project 'La Rosa Mystica' 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 31.10.2024.

2. During the scrutiny, several deficiencies and anomalies were observed in the documents submitted. Accordingly, inquiry/email was raised on 19.11.2024, 02.01.2025, 19.02.2025, 23.07.2025 and 13.01.2026 to comply the observations and to produce the information/clarification/documents namely, (1) Agreement for Sale and Development registered on 14.07.2016 [need to be with new party upon death of one of the landowners on 08.10.2022]. (2) Sanad for the balance area not produced. (3) Valid Construction license (4) Valid Technical Clearance Order (5) Updated Form II (6) Updated Title report. However, the said documents have not been produced on record. Show cause notices under Section 5(1)(b) of RERA dated 07.07.2025, 02.07.2026 and 03.08.2026 were therefore issued by the office to comply the above said documents.

3. The applicant filed a reply dated 14.07.2026, stating that the promoter have furnished comprehensive clarification to all the queries raised by the office and also sought hearing through virtual mode. The Partner of the applicant appeared through VC and the following queries were raised by the Technical Section on 26.09.2026 to produce the documents, namely, (1) Sanad of balance area of 145.00m^2 of Survey no.145/2B-1; (2) Succession certificate dated

03.05.2025; (3) Valid construction license as Construction License dated 14.02.2022 expired on 14.02.2025; (4) Valid Technical Clearance also expired on 14.02.2025; (5) Updated Form II (revised) signed by person duly authorized by Promoter Landowner and authorized Promoter Landowner as per Agreement for Sale dated 14.07.2026; (6) Updated Title Report [Survey no. 145/2-B-1] and 145/2-C of Arpora mentioning land area and Survey no. in the Certificate; (7) Latest Nil Encumbrance certificate of Survey no.145/2-B-1 and 145/2-C of Village Arpora; (8) Complete Set of Sale deed dated 27.03.91; (9) Updated Mutation Process of Survey no.145/2-C of Village Arpora; (10) Affidavit stating details of litigation if any; (11) Complete set of CA Certificate with project name. The promoter however has not replied on the Web Portal of the Authority in respect to inquiry raised on 26.09.2026.

4. Ms. Rosita Pereira, the partner of the applicant who appeared through VC has submitted that the promoter is unable to produce the said documents and sought further time to produce documents listed above, in terms of the above query, but was informed that the application for project is pending since last two years for want of necessary documents and the applicant is at liberty to file afresh the

application for registration of project with relevant documents, to which the applicant agreed. Needless to mention, the registration to the said project 'La Rosa Mystica' cannot be granted as the said application remained deficient and cannot be processed further for want of above said documents. The applicant is at liberty to apply afresh for registration of the said project 'La Rosa Mystica' after uploading the requisite documents and payment of necessary fees.

5. In view of above, I pass the following:

ORDER

i. The application for registration of the project 'La Rosa Mystica' stands rejected under Section 5(1)(b) of the Real Estate (Regulation and Development) Act, 2016.

ii. The applicant/promoter is at liberty to apply afresh for registration of the above project after paying necessary fees and uploading requisite documents.

04-11-2026

(Vincent D'Silva)
Member, Goa RERA

Panaji, Goa.
Date: 04.11.2026.