



## GOA REAL ESTATE REGULATORY AUTHORITY

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

www.rera.goa.gov.in

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

FNo: 3/RERA/ Ong Proj.(1299)/2024/ **R40**

Date: **27/08/2024**

**Sub: In the matter of Registration of the Real Estate Project “Casa Hill Crest”**

### ORDER


(Dated 26.08.2024)

Galaxy Management Solutions Private Limited (hereinafter referred as the applicant), had applied for registration of the project ‘**Casa Hill Crest**’ 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 18/01/2024.

2. And whereas, during the scrutiny of documents, certain deficiencies were noticed/clarification sought. The applicant in response inter alia requested to consider the present proposal as “Casa Hill Crest Phase B” only with project area of 3310.05 sq mtrs. Accordingly inquiry was raised to submit relevant documents as per “Casa Hill Crest, Phase B”.
3. And whereas, the scrutiny of the documents submitted with regards to “Casa Hill Crest Phase B” revealed that, while the project land is jointly owned by Mr. Amit Saxena and M/s Mayfair Resorts (India) Ltd, only M/s Mayfair Resorts (India) Ltd has been shown under “Promoter (Landowner/ investor) details. Further as the Joint Development Agreement is common for both the Phase A and Phase B, the area sharing details are perhaps reflected in the said Joint Development Agreement. Thus in view of the corrections in the application made by the promoter seeking registration of the project for Phase B only , the area sharing details were required

to be shown separately for Phase A and Phase B in joint Development Agreement by carrying out the necessary rectification. Also further Affidavit in Form II signed by the both promoters ie. Land owner Mr. Amit Saxena and M/s Mayfair Resorts (India) Ltd, and Developer Galaxy Management Solutions Private Limited, or by any person/persons duly Authorized by both the promoters, was required to be submitted in view of the Joint Development Agreement.

4. And Whereas, a notice dated 06/06/2024 was accordingly issued to the applicant seeking clarification on these aspects for taking view as to registration of the project "Casa Hill Crest, Phase B". The Applicant during the course of hearing further filed an application requesting to allow for withdrawal of registration of project and to submit a fresh application separately for Phase A and Phase B.
5. The withdrawal of the application dated 18/01/2024 for registration of the project "Casa Hill Crest" submitted online is accordingly allowed. However, the fee paid for registration of the project would not be refunded in view of clause (7) of Rule 3 The Goa Real Estate (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of interest and Disclosures on Websites) Rules 2017. Further the applicant may apply afresh as deemed fit at his end, with applicable fees along with relevant/Valid permissions/documents, etc.

  
Virendra Kumar, IAS(Retd)  
Member, Goa RERA

**To,**  
**Sunil Bagai**  
**C/o Galaxy Management Solutions Private Limited**  
40/81 , Chitranjan Park,  
South Delhi, 110048