



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

**GOVERNMENT OF GOA**

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No.3/RERA/New Project (602)/2020/173

Date: 16/12/2022

**To,**

**Mr. Rajesh S. Sheth**

**Jai Bhuvan Builders Private limited**

SM 101, Nova Cidade Commercial Complex,

Alto Porvorim,

North Goa-403521.

.....Applicant

**ORDER**

**(Dated 16.12.2022)**

Jai Bhuvan Builders Private Limited vide its letter dated 24.05.2022 and e-mail dated 26.05.2022 has submitted the revised plan for its project "Carmel Flor" situated at Goa Velha, Tiswadi Taluka, Goa. The said project is an approved project by Goa RERA no. PRGO03201097. Along with the application dated 24.05.2022, applicant has submitted all the necessary documents and approvals in respect of revision of plan of the said project. It was observed that as per CA report, there are 14 buyers in the project. Since applicant intends to revise the project, Section 14 of the Real Estate (Regulation

and Development) Act, 2016 is attracted and consent of two-thirds of allottees is required. Section 14(2)(ii) is as follows:-

**“14.Adherence to sanctioned plans and project specifications by the promoter.-**

(2) Notwithstanding anything.....

(i) any additions and alterations.....

(ii) any other alterations or additions in the sanctioned plans, layout plans and specifications of the buildings or the common areas within the project without the previous written consent of at least two-thirds of the allottees, other than the promoter, who have agreed to take apartments in such building.”



2. A notice dated 11.11.2022 was issued to Applicant/promoter for hearing regarding compliance of Section 14 of the Act. On the day fixed for hearing, applicant explained that he has already taken the consent of 11 allottees out of 14 allottees i.e. more than two-thirds allottees which is in accordance to the section 14(2)(ii). He submitted consent letters of 11 allottees along with the application dated 09.12.2022.
3. In view of the categorical submission of the applicant regarding consent of more than two-thirds allottees of the project, I feel that provisions of the Section 14 of

the Act are complied with. Accordingly, this Authority has no objection for the proposed revision by the applicant and sanction for the same is accorded.

Order Accordingly,



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

**To,**  
**Mr. Rajesh S. Sheth**  
**Jai Bhuvan Builders Private limited**  
SM 101, Nova Cidade Commercial Complex,  
Alto Porvorim,  
North Goa-403521.