



GOA REAL ESTATE REGULATORY AUTHORITY

101, 1st Floor, 'SPACES' Building, Plot No. 40, EDC Patto Plaza, Panaji 403 001 Goa
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F.No:3/RERA/Complaint (422)/2024/ 106

Date: 21/01/2025

BEFORE THE MEMBER SHRI VINCENT D'SILVA

Uday Goyal,

Son of late Sh. Shiv Narain Goyal,

Residing at P-9, Hauz Khas Enclave Haus Khas,

S.O., South West, Delhi, 110016.

.....Complainant

Versus

1. Sun Estates Developers

A sole proprietorship concern,

Through its Sole Proprietor Mr. Suraj Datta

Alias Suraj Morajkar, son of Mr. Sagun Morajkar,

Registered office at Miramar Beach Road,

Next to Hotel Blue Bay,

Caranzalem, Goa, 403002.

2. Suraj Datta alias Suraj Morajkar,

Son of Mr. Sagun Morajkar,

H.No. 1679-A, Saipem, Near Volley Ball Court,

Candolim-Goa, 403516.

.....Respondents

None present for the complainant.

Ld. Advocate Ms. Samiksha Vaigankar for the respondents.

ORDER

(Delivered on this 21st day of the month of January, 2025)

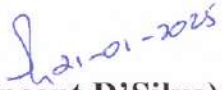
This is a complaint filed for cancelation of agreement to sell and refund of the amount of ₹1,06,04,250/- along with interest under Section 18 of the Real Estate (Regulation and Development) Act, 2016.

2. The respondents were duly served and the counsels appearing for the parties submitted that they would like to settle the matter subject to execution of cancellation deed. Ld. Advocate S. Vaigankar for the respondents filed a Memo dated 17.01.2025 stating that the respondents have paid entire amount to the complainant and the Authority may pass appropriate order to dispose of the case. Advocate Kajol A. Naik for the respondents has filed an application dated 21.01.2025 along with a ledger account stating that the respondents have paid total amount of ₹1,25,00,000/- (Rupees One Crore Twenty Five Lakhs only) in favour of the complainant towards the settlement. The ledger account reflects an amount of ₹1,25,00,000/- (Rupees One Crore Twenty Five Lakhs only) paid by the respondents to the complainant on various dates.
3. In view of the fact that the above amount has been paid towards the settlement, I have no difficulty in passing the following:-

ORDER

- (i) The matter stands disposed of as settled between the parties.
- (ii) The Agreement for sale dated 20.06.2018 entered between the parties stands terminated and canceled. Consequently, the parties shall approach the office of the

Sub-Registrar of Bardez for cancellation of entry/note/endorsement in its records
with regards to the said Agreement for sale dated 20.06.2018.


(Vincent D'Silva)
Member, Goa RERA

Panaji, Goa.

Date: 21.01.2025