



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

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No.3/RERA/New Project (999)/2022/820

Date: 08/11/2022

Stylepile Construtions LLP,
Morjim Beach, Ground Floor,
1212/1, Old 116/9,
V.P. House, Kannaikwada,
Sub District of Pernem, Morjim,
North Goa-403512.

.....Applicant

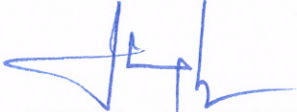
ORDER
(Dated 07.11.2022)

The promoter Stylepile Construtions LLP, has applied for registration of their project '**Anasa, by the beach**' 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 of Interest and Disclosures on website) Rules, 2017, vide his application submitted through online portal dated 01.08.2022.

2. The applicant has submitted the required documents along with the application. However, at the time of scrutiny, it was observed that area proposed for development is 2158 sq. mtrs. whereas conversion deed obtained so far is only 360 sq. mtrs. Title verification report also requires clarification.

3. An opportunity of hearing was given to applicant from time to time and on 04.11.2022, applicant appeared and stated that he has already obtained the 'conversion sanad' for the remaining portion of the land by order dated 14.10.2022 issued by Additional Collector-II, North Goa District. This conversion sanad has also been uploaded on website. Regarding title document, the applicant stated that shri Rajesh Poojari the original owner of the land has sold the land to Shri Casa Belo Lifespaces LLP, by deed of sale dated 29.10.2021 registered in the office of Sub-Registrar, Pernem Taluka. This 'Casa Belo Lifespaces LLP' has executed a joint development agreement with 'Stylepile Constructions LLP' on 05.07.2022. Both sale deed as well as joint development agreement are on record.
4. In view of this clarification given by the applicant, it seems there is no ambiguity.
5. As documentation is complete, the registration under Section 3 of the Real Estate (Regulation and Development) Act, 2016 is granted.

Order accordingly,


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

To,
Stylepile Constructions LLP,
Morjim Beach, Ground Floor,
V.P. House, Kannaikwada, 1212/1, Old 116/9,
Sub District of Pernem, Morjim, North Goa-403512.