



## GOA REAL ESTATE REGULATORY AUTHORITY

101, 1<sup>st</sup> Floor, 'SPACES' Building, Plot No. 40, EDC Patto Plaza, Panaji 403 001 Goa  
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Tel: 0832-2437655; e-mail: goa-rera@gov.in

Case No. 3/RERA/Complaint(454)/2024/ १००

Date: 10 /06/2026

**1. Mr Tejashvi Shukla**

B-12/08, Gauriganj, Bhelupur, Chhitupur,  
Varanasi,  
Uttar Pradesh-INDIA 221010

**2. Mr Shreyashvi Shukla**

**through attorney Mr. Tejashvi Shukla  
(Special Power of attorney dated 14 December 2024)**

101/64, Silver Oak Apartment,  
DLF Phase I, Chakarpur (74)  
Gurugram, Haryana  
India 122002

.....Complainants

V/s

**1. VLN Estates Pvt Ltd**

Office No 271 Plot No. 20  
Satra Plaza Co-op. Society,  
Sec 19 D Vashi, Navi Mumbai,  
Thane, Maharashtra, India, 400705

**Also at**

325, Kholpa Waddo,  
Canca Parra,  
Goa, 403510.

..... Respondent No. 1

**2. Akshay Chaudhry**

**Director**

Office No 271 Plot No. 20  
Satra Plaza Co-op. Society,  
Sec 19 D Vashi, Navi Mumbai,  
Thane, Maharashtra, India, 400705

..... Respondent No. 2

*Handwritten signature and date: 10/06/26*

**3. Neelam Nagpal**

**Director**

Office No 271 Plot No. 20  
Satra Plaza Co-op. Society,  
Sec 19 D Vashi, Navi Mumbai,  
Thane, Maharashtra, India, 400705

..... **Respondent No. 3**

**4. Neha Saxena Bagga**

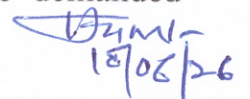
743 A, Sector 14,  
Industrial Estate Gurgaon,  
Haryana, 122007,  
Contact No. 9205955979

..... **Respondent No. 4**

**ORDER**


**(Dated 10.06.2026)**

1. By this order, I proceed to dispose off the present miscellaneous Application dated 16/01/2026 filed by the complainant seeking hearing on Application for injunction/interim relief filed alongwith complaint.
2. The above referred miscellaneous application has been filed by the complainant in the ongoing proceedings being held in the context of a complaint filed under Section 31 read with Section 3,11(5), 13, 18, 59 and 61 of the Real Estate (Regulation and Development) Act, 2016 (the Act), alleging that the Allotment of the Complainants i.e. Unit No. 09 in the project "La LUCIANA" ('Subject Property') and an Allotment Letter dated 19.07.2024 issued in this regard by the Respondents have been illegally terminated by letter of termination/cancellation dated 19/11/2024 despite the fact that the Complainant has already made payment of more than 10% of the total consideration for the 'Subject Property' and as per Section 13 of the Act; payment exceeding 10% of the total consideration cannot be demanded

  
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without registration of agreement to sell in favour of allottee which had not been executed and registered so far in the present case.

3. The case of the complainant is that though the application seeking injuncton/interim relief was filed alongwith the complaint and the reply to the complaint by the respondent No.1 was also filed on 11.04.2025, the matter could not be heard as an application for amendment of the complaint was moved due to disclosure by the respondents that the subject property was sold to a third party vide an agreement for sale dated 31.01.2025; for impleading the said third party as Respondent No.4 in the present proceeding. The said application for amendment was finally decided on 26<sup>th</sup> September 2025 and the newly added respondent No.4 filed their main reply on 09<sup>th</sup> January 2026. The pleadings were therefore completed only on 09<sup>th</sup> January 2026.
4. The complainant while referring to submission of the reply by Respondent No.4 which was neither signed by the said party nor supported by an affidavit or verified and the same was filed by the advocate on record and also that a copy of ATS, executed by the Respondent No.4 with the respondent No.1 has also not been furnished on record and also to the complainant so far, expressed grave apprehension that the respondents especially respondent No.4 shall alienate the subject property, during the pendency of these proceedings, thus rendering the present proceedings infructuous and leading to multiplicity of proceedings. It was thus prayed that the application for injunction is to be decided prior to the commencement of evidence.
5. Per contra the respondent opposed the present application stating that the same is wholly misconceived, devoid of merits and filed with the sole intent to delay adjudication of main complaint. It was further submitted that the agreement of sale in respect of the subject property with Respondent No.4 was executed 30.01.2025, much prior to the interim restrain order dated 04.02.2025. It was

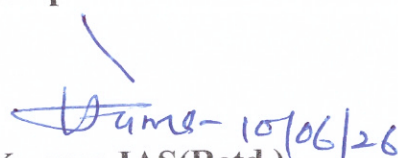
  
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also stated that while the complainant had full knowledge of the said transaction since April 2025 yet he chose not to challenge the same thereby acquiescing to the transaction. Further, the interim relief cannot be granted to undo completed transactions specially when such relief to restrain third party rights had already become infructuous and otiose. It was further stated that the respondent No.4 being bonafied purchaser for value without notice of any dispute, equity and law both would protect the right of such lawful purchaser and no injunctive order can impact the vested proprietary rights in the absence of any fraud or illegality. Allaying the alleged apprehension of the complainant for further alienation of the subject property the respondent No.4 without prejudice to his rights and contentions, submitted that there is presently no intention to alienate, encumber or create any third-party interest in the subject flat pending final disposal of the complaint and therefore prayed for dismissing the present Application dated 16.01.2026 and proceed with the adjudication of the main complaint on merits.

6. In view of what has been noted herein above, it is evident that the pleadings with regard to the application for injunction/interim relief filed by the complainant has already been completed and the said application for injunction/interim relief is sought to be decided prior to the commencement of the evidence by the complainant. The Respondent No.4 though unable to oppose the hearing of the said application, has inter alia sought to oppose the grant of interim relief itself on the grounds as noted herein above.
7. The respondent in support of its submission has also cited the judgment dated 25.11.2025 of Hon'ble High Court of Bombay in Civil Revision Application No.606 of 2024 in the case titled **Sana Hospitality Services Private Ltd. V/s Madan Kishan Gurow and ors.** It is noted that the facts of the said case are somewhat different than the facts of the case in hand and also the present

application is about taking up of the application for injunction/interim relief filed alongwith the complaint, for hearing only and due note of the observations of the Hon'ble High Court of B6mbay would be taken when the matter is heard and the issues involved are deliberated and decided on merits of the case.

8. In view of what has been discussed herein above and since no prejudice will be caused to the respondent the present application is allowed and the matter is fixed for hearing of argument on the application for injunction/interim relief submitted alongwith the complaint, on **25.06.2026 at 4.00 p.m.**

  
**Virendra Kumar, IAS(Retd.)**  
**Member, Goa RERA**