



GOA REAL ESTATE REGULATORY AUTHORITY

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F.No:3/RERA/Newproj. (1123)/2023 / 1268

Date: 07/12/2023

Sub: In the matter of Registration of Real Estate Project “SHARDA GARDENS”.


ORDER (Date: 07/12/2023)

Whereas, M/s R. N. Talak and Developers (Developer) through its proprietor Shri Rajendra Narayan Talak, resident of D/UG-1, Upper Ground Floor, Aleesha Residency, Borda, Fatorda, Salcete, Margao, Goa has filed online application before the Goa Real Estate Regulatory Authority (Goa RERA) on 17.02.2023 for registration of real estate project, namely “SHARDA GARDENS” in Chalta No. 100, PTS No. 201, Aquem, Salcete, Margao, Goa (Project).

2. Whereas, after scrutiny of application by this Authority found that “Conversion Sanad” has not been submitted by the Developer. The Developer stated that an application filed before the Competent Authority for Sanad and sought time for submission.
3. Whereas this Authority has issued notice to the Developer for hearing to decide application due to delay in submission of the Sanad. Advocate Amruta Salunke and Advocate Vineeta Jadhav represented the party during hearing.
4. Whereas the Developer has forwarded/ uploaded a copy of the Sanad issued by the Collector, South Goa vide order dated 01.12.2023 for admeasuring an

area of 2292.00 sq. mtrs. for residential use in the Chalta No.117 of PTS No. 201, Salcete Margao.

5. Whereas the developer also clarified the area authorized by the Sanad to the extent of admeasuring 2292.60 sq. mtrs. including 105 sq. mtrs. for road widening out of total land area of 2402 sq. mtrs. mentioned in the application. He also clarified the change in Chalta No. of the property from Chalta No. 100 to Chalta No. 117 vide order issued by the Inspector of Survey and Land Records, Margao dated 19.04.2023
6. Whereas in view of the above stated position, I have decided to accord registration of the said project. Technical Section is directed to issue registration to the said project, ensure to upload all documents in the webpage along with required correction.


7/12/2023
S. Kumarasawamy, IAS (Retd.)
Chairperson, Goa RERA

To,
M/s R. N. Talak and Developers(Developer)
Through its proprietor
Shri. Rajendra Narayan Talak,
Resident of D/UG-1, Upper Ground Floor,
Aleesha Residency, Borda, Fatorda,
Margao, Salcete, Goa-403602