boshan®
CIN : U45203GA1996PTC002037

Boshan Developers Pvt. Ltd.,
Boshan Homes, C-501/502, Opp. Shree Bodgeshwar Temple, Mapusa - Goa 403 507
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Ref. No. BDPL/Corr/0020/2026

Date: 19/10/2026

To,

Goa Real Estate Regulatory Authority,
101, 1st Floor, 'Spaces' Building,
Plot No. 40, EDC Patto Plaza,
Panaji, Goa - 403 001

CHRONOLOGY OF EVENTS

1) We had obtained NOC dated 13/08/2010 bearing Ref. No. DC/1893/BICH/TCP-10/709 from the Town and Country Planning Department based on the then approved Plans.

2) We had also obtained Renewal and Revalidation License No. 81/2013-14 dated 21/10/2013 which had to be renewed every year. However, our application dated 03/10/2014 for renewal of construction license, which was inwarded on 07/10/2014 was not processed by the Bicholim Municipal Council, since we had also applied for revision of approved plans before the TCP.

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3) The Bicholim Municipal Council suspended our construction license on 11/12/2013 without any valid reason and hence we filed an Appeal bearing No. 24/2013/TECH/DMA/2738 before the Directorate of Municipal Administration. The appeal was allowed on 19/11/2014, thereby, directing the Bicholim Municipal Council to renew the license by considering the suspension period. That pending the above appeal the Bicholim Municipal Council revoked the suspension on 05/06/2014, again without assigning any reason thereof. In the meanwhile, we received a notice from the District Court that a suit bearing Civil Suit No. 6/2015 along with an application for temporary injunction was filed against us and others by Comunidade of Bordem in respect of the property under development.

4) That once again, the Bicholim Municipal Council issued a show cause notice on 08/11/2017 to us and we preferred another Appeal bearing No. 17/2017-DMA/3652 before the Directorate of Municipal Administration. The said Appeal was also allowed directing the Bicholim Municipality to renew the license vide its Order dated 06/03/2018. However, despite several reminders by us as well as the Directorate of Municipal Administration, Bicholim Municipal Council did not renew/ revalidate our construction license. Our letters dt. 11/01/2021 and 29/12/2022 along with Letters of Directorate of Municipal Administration dated 17/04/2019 and 10/05/06/2019 are annexed hereto.

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5) Since, GOA RERA had come into force by November 2017, we applied for RERA registration of this project and got the Rera Registration Certificate on 21/01/2020 which was valid up to 31/12/2021. Copy of the Rera Certificate is attached hereto.

6) Our Rera Certificate had expired on 31/12/2021 however, the same could not be extended on account of unavailability of the Revised Approved plans and Renewed and Revalidated construction license.

7) We had applied for revision of plans before The Town and Country Planning Department and as there was delay on the part of the Town and Country Planning Authority in issuing us the revised plans we could not upload the said revised approved plans on your portal. However, vide our letter dated 23/03/2018 bearing Ref. No. BDPL/Corr/0047/18, we had intimated you about the same. Copy of the same is attached hereto.

8) As the Town and Country Planning Department, Bicholim, had levied an exorbitant Infrastructure Tax of Rs. 30,85,396/- (Rupees Thirty Lakhs Eighty-Five Thousand Three Hundred and Ninety-Six Only) vide its Order dated 30/03/2022, we filed an Infrastructure Tax Appeal before The Chief Town Planner who disposed our appeal vide Order dated 08/06/2022 however, the Town and Country Planning Department Bicholim even then could not

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compute the Infrastructure Tax, requesting us to compute the same vide their letter dated 29/07/2022. Therefore, we had to file a Writ Petition bearing No. 1697 of 2022 (Filing) before the Hon'ble High Court of Bombay, Goa Bench at Porvorim, wherein the Hon'ble High Court vide its Order dated 21/09/2022 permitted us to deposit with the Town Planner an amount of Rs. 5,38,545/- within one week of its order and upon depositing the said amount within a week, the Town and Country Planning Authority was to process the plans in accordance to law. Immediately once we deposited the said amount within a week, our plans were finally revised on 11/10/2022 and we also received Technical Clearance Order from the Town and Country Planning Department, Bicholim on 11/10/2022.

9) As our Rera certificate extension was pending, we therefore visited your office to inform you that we had received the revised approved plans with technical clearance from the Town and Country Planning Department, Bicholim on 11/10/2022, however, we were told that we are to upload the revised approved plans with technical clearance from the Town and Country Planning Department, Bicholim on 11/10/2022 along with Renewal and Revalidation of Construction license, which we were yet to receive from the Bicholim Municipal Council .

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10) Upon the revision of approved plans, we also submitted the same to the Bicholim Municipal Council and once again requested for Renewal and Revalidation of our Construction license. However, the Bicholim Municipal Council, though, was directed by the Directorate of Municipal Administration vide two orders 19/11/2014 and 06/03/2018 and two letters dated 17/04/2019 and 10/06/2019, failed to renew/revalidate our construction license.

11) We thereafter had to again approach the Hon'ble High Court of Bombay, Goa Bench, at Porvorim, with a Writ Petition bearing No. 377 of 2023 and vide Order dated 19/07/2023, the Hon'ble High Court recorded the statement of Counsel appearing for Bicholim Municipal Council, that our application for renewal of construction license and additional construction license would be disposed of within two weeks' time from 19/07/2023 and accordingly disposed the said Writ Petition bearing No. 377/2023. Finally, vide letter dated 02/08/2023, the Bicholim Municipal Council intimated us that we were to pay a license fees (renewal fees and fresh license fees) of Rs. 1,26,87,013/- (Rupees One Crore Twenty-Six Lakhs Eighty-Seven Thousand and Thirteen Only).

12) Aggrieved by the exorbitant amount we made a representation dated 16/08/2023 to the Bicholim Municipal Council seeking an explanation and break-up of the said license fees (renewal fees and

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fresh license fees) of Rs. 1,26,87,013/- (Rupees One Crore Twenty-Six Lakhs Eighty-Seven Thousand and Thirteen Only).

13) That vide letter dated 07/09/2023 with an Annexure A the Bicholim Municipal Council gave a break-up of the license fees (renewal fees and fresh license fees) which was this time computed to an amount of Rs.1,16,87,535/- (Rupees One Crore Sixteen Lakhs Eighty-Seven Thousand Five Hundred and Thirty-Five Only).

14) That we were still not satisfied with the exorbitant fees levied for no fault of ours and hence we once again made a representation dated 12/09/2023 to the Bicholim Municipal Council requesting for appropriate recalculation of the license fees levied. Since we did not receive any response from the Bicholim Municipal Council we preferred an appeal against the Bicholim Municipal Council before the Director of Municipal Administration challenging the exorbitant license fees (renewal fees and fresh license fees) levied upon us vide letter dated 07/09/2023. On 17/10/2023 we received a letter from the Bicholim Municipal Council justifying the license fees (renewal fees and fresh license fees) levied to us vide letter dated 07/09/2023.

15) The Hon'ble Director Municipal Administration was however, pleased to allow the Appeal and pass an Order dated 11/12/2023 thereby giving substantial relief to us. That immediately vide our letter dated 12/12/2023 we intimated the said order dt. 11/12/2023

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of the Hon'ble Director Municipal Administration to the Bicholim Municipal Council. However, the Bicholim Municipal Council did not give any relief nor computed and intimated the license fees payable by us.

16) We received a letter from you stating that you also require the Completion Certificate and Occupancy Certificate along with some other certificates as mentioned by you vide your letter dated 05/03/2024.

17) Finally, the Bicholim Municipal Council recalculated the Renewal and revalidation fees and upon payment of Rs. 99,55,533/- (Rupees Ninety-Nine Lakhs Fifty-Five Thousand Five Hundred and Thirty-Three Only) our construction license was renewed and revalidated from the year 2014 till 2026 vide Renewed and Revalidated Construction license dated 25/02/2025.

18) That amidst this, the construction activities were continuing on site and we completed 50 flats out of 90 flats and 25 shops of the entire project. That in the meantime, after more than 8 years of filing the Civil Suit No. 6/2015, the Hon'ble Civil Court vide its Order dated 18/01/2024 granted the application for temporary injunction dated 04/02/2015 filed by the Plaintiff in the above suit, despite of the fact that the Plaintiff themselves intimated the court that construction of

flats was partly complete, the Plaintiff was in a process of withdrawing the application for Temporary Injunction.

19) That the said Infructuous Injunction Order dated 18/01/2024 was challenged by us before the Hon'ble High Court of Bombay at Goa in CMA 30 of 2024 in Appeal from Order No. 9 of 2024 and the Hon'ble High Court was pleased to stay the Injunction Order dated 18/01/2024 vide its Orders dated 24/04/2024, 17/07/2025, 20/08/2025 and 30/04/2026.

20) That all the above facts were brought to the notice of The Goa Real Estate Regulatory Authority vide letters dated 01/04/2024, 01/03/2025 and 15/09/2025 along with annexures attached thereto which included copies of letters to Bicholim Municipal Council dated 16/08/2023, 12/09/2023 and 12/12/2023, letters from Bicholim Municipal Council dated 02/08/2023, 07/09/2023 and 17/10/2023, the Renewed and Revalidated Construction License dated 25/02/2025 issued by the Bicholim Municipal Council, Revised approved plans and Technical Clearance Order dated 11/10/2022, Temporary Injunction Order dated 18/01/2024 passed by the Hon'ble Civil Court in Civil Suit No. 6/2015, Orders dated 24/04/2024, 17/07/2025, 20/08/2025 of Hon'ble High Court of Bombay at Goa passed in CA 30/2024 in AO 9/2024, Orders passed by Hon'ble Director of Municipal Administration dated 19/11/2014, 06/03/2019 and 11/12/2023, Order of Town and Country Planning

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Authority dated 30/03/2022, Order of Chief Town Planner dated 08/06/2022, Completion Order dated 25/03/2025 for the completed part of the building from the Town and Country Planning Department, Order dated 19/07/2023 passed by Hon'ble High Court of Bombay, Goa Bench at Porvorim in Writ Petition bearing No. 377 of 2023, Part Occupancy Certificate dated 10/09/2025 for 20 units on the First and the Second Floor from the Bicholim Municipal Council for the project.

21) With all the available documents, orders, approvals, licenses, certificates and permissions referred hereinabove, we sought for extension of RERA certificate on 18/06/2026 by uploading Form V on your portal.

22) That the Hon'ble District Court vide its Order dated 22/06/2026 was pleased to dismiss the Civil Suit No. 6/2015 filed by the Comunidade of Bordem and consequently the Hon'ble High Court of Bombay, Goa Bench at Porvorim disposed AO 9/2024 vide its Order dated 02/07/2026

23) We personally visited your office in July 2026 to intimate you about the dismissal of the Civil Suit No. 6/2015 filed by the Comunidade of Bordem and to explain our difficulty in procuring the C.A. certificate on account of his unavailability in the town due to his personal medical reasons.

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24) We received an email from your office dated 08/08/2026 asking for 15 different documents including this Chronology, to which we replied vide our letter dated 11/08/2026.

25) We have always been intimating The Goa Real Estate Regulatory Authority about the problems faced by us in the present project and has been updating the authority about the progress vide our letters as mentioned hereinabove with annexures. We now therefore, request you to kindly grant extension to said "Shree Shantadurga Sangodkarin Residency" Project as we have been diligently following up with the authorities and the courts in getting justice in completing our project.

NOTE: Annexed hereto please find the Chronology of Dates giving a summary of the above events.

Place: Mapusa – Goa.

Dated: 19.10.2026

Yours Faithfully,

Signature and Seal of the Applicant

For M/s. Boshan Developers Pvt. Ltd.

Mr. Omkar A. Gaitonde

Director

(DIN: 05189399)

CHRONOLOGY OF DATES

Sr. No.	PARTICULARS	DATES
1.	NOC from Town and Country Planning Department (TCP) Bicholim.	13/08/2010
2.	Renewal and Revalidation Construction License from Bicholim Municipal Council (BMC).	21/10/2013
3.	Construction License suspended by BMC	11/12/2013
4.	Appeal bearing No. 24/2013 filed before Director of Municipal Administration (DMA), Panaji.	December 2013
5.	Revocation of construction license by BMC	05/06/2014
6.	Application to BMC for renewal of Construction License.	03/10/2014
7.	Order passed by DMA in Appeal No. 24/2013 to renew license.	19/11/2014
8.	Civil Suit No. 06/2015 was filed by Comunidade of Bordem before District Court	February 2015
9.	Bicholim Municipal Council issued show cause notice.	08/11/2017

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10.	Appeal bearing No. 17/2017 filed before Director of Municipal Administration (DMA), Panaji.	November 2017
11.	Order passed by DMA in Appeal No. 17/2017 to renew license.	06/03/2018
12.	Several reminders sent by Boshan Developers Pvt. Ltd, and DMA to Bicholim Municipal Council for renewal of license	11/01/2021 29/12/2022 17/04/2019 10/05/06/2019
13.	RERA Goa came in force and we applied for RERA	November 2017
14.	RERA Certificate issued to us.	21/01/2020 till 31/12/2021
15.	Letter addressed to RERA Goa by us, stating Revision of plans by TCP is pending.	23/03/2018
16.	Meantime construction continued on site and 50 flats were completed.	
17.	TCP, Bicholim, levied exorbitant Infrastructure Tax (IT)	30/03/2022
18.	Order of Chief Town Planner in Appeal No. 85/2022 filed by us challenging exorbitant Infrastructure Tax.	08/06/2022

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19.	Letter from TCP, Bicholim requesting us to calculate Infrastructure Tax as it could not compute.	29/07/2022
20.	We filed Writ Petition bearing No. 1697/2022 (F) before Hon'ble High Court Goa bench, Porvorim and Court passed order to deposit Rs. 5,38,545/- vide its order dated.	21/09/2022
21.	We deposited the said amount of Rs. 5,38,545/- and received approved plans and Technical Clearance order from TCP, Bicholim.	11/10/2022
22.	We visited RERA for guidance to seek extension project registration certificate and were told to upload revised TCP approved plans, Technical Clearance Order along with Renewed and Revalidated construction license.	October 2022
23.	We submitted the revised approved plans to BMC and followed up for renewal and revalidation of our construction license with Bicholim Municipal Council.	October 2022
24.	As there was no response from BMC, we preferred as Writ Petition before the Hon'ble High Court bearing No. 377/2023	18/02/2023

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25.	Hon'ble High Court disposed the said writ by order dated 19/07/2023, considering the submission made by the Counsel appearing for Bicholim Municipal Council, that our renewal and revalidation of construction license along with additional construction license would be disposed within two weeks from 19/07/2023	19/07/2023
26.	Letter from Bicholim Municipal Council intimating us to pay a license fees of Rs.1,26,87,013/-	02/08/2023
27.	Representation made by BDPL (Boshan Developers Pvt. Ltd.) to the Bicholim Municipal Council seeking explanation and break-up of license fees as amount was exorbitant.	16/08/2023
28.	Bicholim Municipal Council gave a break up of license fees and this time a new amount was computed of Rs. 1,16,87,535/- without any explanation	07/09/2023
29.	Another Representation made by BDPL (Boshan Developers Pvt. Ltd.) to the Bicholim Municipal Council seeking explanation of the license fees.	12/09/2023

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30.	As no response was received an appeal bearing No. 71/2023 was preferred before Director of Municipal Administration (Urban Development) challenging exorbitant license fees.	September 2023
31.	Letter received from Bicholim Municipal Council justifying the license fees of Rs. 1,16,87,535/- earlier levied vide letter dated 07/09/2023	17/10/2023
32.	Director of Municipal Administration (Urban Development) DMA passed an order giving substantial relief to us in appeal bearing No. 71/2023	11/12/2023
33.	Letter addressed by us to Bicholim Municipal Council intimating the Order dated 11/12/2023 however, received no response.	12/12/2023
34.	Letter from RERA Goa seeking Completion Certificate and Occupancy Certificate along with other certificates.	05/03/2024
35.	Reminder letter from BDPL to Bicholim Municipal Council to issue Renewed and Revalidated Construction License	25/04/2024

36.	Letter from Bicholim Municipal Council finally recalculating the license fees to Rs. 99,55,533/-	02/07/2024
37.	Renewed and Revalidated Construction License issued by BMC from 2014 till 2026 upon payment of fees.	25/02/2025
38.	Completion Certificate (part) was issued by the Town and Country Planning Department Bicholim for completed 50 flats.	25/03/2025
39.	Occupancy Certificate (Part) was issued by the Bicholim Municipal Council.	10/09/2025
40.	Our letters to RERA Goa with annexures informing cause of delay in seeking extension and also seeking guidance for RERA extension.	01/04/2024 01/03/2025 15/09/2025
41.	We applied for RERA extension as per Form V along with all the available documents.	18/06/2026
42.	Hon'ble District Court dismissed the Civil Suit No. 6/2015 filed by Comunidade of Bordem.	22/06/2026
43.	Hon'ble High Court disposed the AO No. 9/2024 filed by us challenging the Temporary Injunction Order dated 18/01/2024 in view of dismissal of Civil Suit No. 6/2015	02/07/2026

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44.	We visited your Office to intimate you about the dismissal of the Civil suit and also the difficulty in procuring the C.A. Certificate.	July 2026
45.	Email from RERA Goa	08/08/2026
46.	Our Letter to RERA Goa	11/08/2026

Place: Mapusa – Goa.

Dated: 19.10.2026

Yours Faithfully,

Signature and Seal of the Applicant

For M/s. Boshan Developers Pvt. Ltd.

Mr. Omkar A. Gaitonde

Director

(DIN: 05189399)