

In complaint filed by Complainant **Shri Vilas Soma Goltekar V/s Shri Uday Ghanshyam Naik** in case number **3/RERA/Complaint(155)/2021**,

The Authority has passed the following order dated **16/05/2024**:-

- (i) *Respondent No. 1 is hereby directed to return principal amount to the Complainant to the tune of Rs. 45, 08,000/- (**Rupees Forty five lakhs and eight thousand only**) along with interest on the said amount at the rate of 10.85% per annum from 10.06.2018 within two months from the date of receipt of this order or until the time it is paid.*
- (ii) *Respondent No. 1 is also directed to refund of Rs. 1,80,000/- (Rupees One lakh, eighty thousand only) paid towards GST to the Complainant without interest within two months from the date of receipt of this order*
- (iii) *The Respondent No. 1 is also directed to deduct Rs. 24, 00,000/- (**Rupees Twenty four lakhs only**) from the interest part and repay the remaining interest to the complainant within the said period.*
- (iv) *The Complainant is hereby directed to co-operate with the Respondent No. 1 for proceeding ahead with Cancellation of Agreement for Sale as per provisions under relevant clause of the Agreement for Sale immediately after receipt of said principal amount along with interest.*
- (v) *Failure to comply the above order within 02 months from the date of receipt of this order is liable for initiation of Recovery Proceedings under*

Section 40 (1) of said Act read with Rule 3 of the Goa Real Estate (Regulation and Development) (Recovery of Interest) Rules, 2017.

Since the respondent/promoter i.e. **Shri Uday Ghanshyam Naik**, has not complied with the order and not paid the penalty, the case has been referred to the Collector, North Goa, for recovery as arrears of Land Revenue by vide letter dated 25.07.2024.