

In complaint filed by Complainant **Mr. Jitendra Kumar Pawan and Ms. Kabita Roy** in case number F No: 3/RERA/ Complaint(357)/2023, The Authority has passed the following order dated 04.01.2024:-

“The respondent is directed to refund the amount of ₹51,95,000/- (Rupees Fifty One Lakhs Ninety Five Thousand only) to the complainants within two months from the date of this order.

Further the said respondent is directed to pay 10.85% per annum interest (present lending rate of interest by SBI which is 8.85% per annum plus two percent) for every month of delay to the complainants on the aforesaid amount of ₹51,95,000/-paid by him as stated above i.e. from 22.06.2020 on the amount of ₹2,00,000/-; from 05.07.2020 on the amount of ₹3,00,000/-; from 22.07.2020 on the amount of ₹44,00,000/- from 15.10.2020 on the amount of ₹2,95,000/- till the actual return of the said amount to them.

Under Section 61 of the RERA Act, the respondent is directed to pay a penalty of ₹1,00,000/- (Rupees One Lakhs only) within two months from the date of this order. The said penalty, if realized, be forfeited to the State Government.

The respondent is directed to file compliance report of this order in the form of an affidavit within two months of this order, failing which further legal action will be taken by this Authority under the RERA Act for execution of this order.

The instant complaint is now referred to the Adjudicating Officer to adjudge compensation, if any, as per Section 71 of the said Act.”

Since the respondent/promoter i.e. Shree Maa Gayatri Construction Pvt. Ltd. has not complied with the order , the case has been referred to the Collector, South Goa, for recovery as arrears of Land Revenue by vide letter dated 08.03.2024.

The Adjudicating Officer(Goa RERA) in **Jitendra Kumar Pawan V/s Shree Maa Gayatri Construction Pvt. Ltd Through its Director(Promoter) Mr. Ramsagar Prasad** in Adjudication case number **F.No: 4/RERA/Adj.Matters (115)/2024/**,vide order dated 22/03/2024 has passed the following order:-

- a) The respondent is directed to pay to the applicants compensation of Rs. 5,00,000/- (Rupees Five Lakhs Only) for violation of Section 18(3) of the RERA Act read with Section 71 of the RERA Act, within thirty days of this order.*
- b) The respondent is also directed to pay to the applicants an amount of Rs 1, 17,110/- (Rupees One Lakh Seventeen Thousand One Hundred and Ten only) towards stamp duty and registration of fees for violation of Section 71 of the RERA Act, within thirty days of this order.*
- c) The respondent is also directed to pay to the applicants an amount of Rs 1,25,000/- (Rupees One Lakh Twenty Five Thousand only) towards legal fees in pursuing the litigation under Section 71 of the RERA Act, within thirty days of this order.*
- d) The respondent is directed to pay to the applicants an amount of Rs 2,00,000/- (Rupees Two Lakh only) for causing them financial losses, inconvenience, mental torture and agony under Section 71 of the RERA Act, within thirty days of this order.*
- e) In default of payment of above amounts of Rs. 9,42,110/- (Rupees Nine Lakhs Forty Two Thousand One Hundred and Ten only), within thirty days, the respondent shall be further liable to pay to the applicants interest at the rate of 10.85% per annum till the date of realization.*

Since the Respondent/Promoter ie. **Shree Maa Gayatri Construction Pvt. Ltd** **Through its Director(Promoter) Mr. Ramsagar Prasad.**, has not complied with the order, the case has been referred to the Collector (South Goa) for execution of above order and for recovery of compensation with interest as arrears of Land Revenue.