

In complaint filed by Complainant **Ann Marie De Souza v/s Navkar Goa Enterprises** in case number F No: 3/RERA/ Complaint(151)/2020, The Authority has passed the following order dated 15.02.2022:-

- a) *“Respondent/Promoter is directed to pay the penalty of Rs. 5,00,000/- (Rupees Five Lakhs Only) within 30 days and also get the project registered after submitting all the documents within 60 days failing which he will be liable for action u/s 59 (2) of the Act.*
- b) *The Respondent is directed to pay the interest amount for delayed period with effect from 01/07/2015 till 31/01/2022 at the rate of 9.3% p.a. which comes to Rs. 10,07,602/- (Rupees Ten Lakhs Seven Thousand Six Hundred and Two only) within 30 days after receipt of this order. Further respondent is also directed to pay the monthly interest at the rate of 9.3% p.a. and the said interest will be payable with effect from 01/02/2022 till delivery of the possession of the premises to the complainant. This monthly interest amount comes to Rs. 12,754/- (Rupees Twelve Thousand Seven Hundred and Fifty Four only) and it should be paid between 1st to 10th of the subsequent month. Apart from this, in case of failure on payment of interest amount Rs. 10,07,602/- (Rupees Ten Lakhs Seven Thousand Six Hundred and Two only) within the prescribed period of 30 days, respondent will be liable to pay the interest on this amount at the rate of 9.3% p.a. from 01/02/2022 till the entire amount is paid or recovered as per law. Similarly, respondent will also be liable to pay interest at the same rate in case of default of monthly interest described*

above. The entire amount under this clause will be payable by respondent to complainant directly.

c) For the purpose of determination of compensation, the case is referred to Adjudicating Officer u/s 71 of the Act.”

Since the respondent/promoter i.e. Navkar Goa Enterprises, has not complied with the order , the case has been referred to the Collector, North Goa, for recovery as arrears of Land Revenue by vide letter dated 06/01/2023. In view above, the said order is stayed as per order passed by the Hon'ble Maharashtra Real Estate Appellate Tribunal, Mumbai

The Adjudicating Officer(Goa RERA) in **Ann Marie De Souza V/s Navkar Goa Enterprises** in Adjudication case number **F.No: 4/RERA/Adj.Matters (19)/2022/**,vide order dated 14/07/2022 has passed the following order:-

“The respondent is directed to pay the applicant compensation of ₹5,00,000/- (Rupees Five Lakhs) for violations under section 18(3) read with section 71 of the Real Estate (Regulation and Development) Act, 2016 within 30 days of this Order. In default, the respondent shall be liable to pay interest on the said amount at the rate 9.3% per annum till realisation.”

Since the Respondent/Promoter ie. **Navkar Goa Enterprises.**, has not complied with the order, the case has been referred to the Collector (North Goa) for execution of above order and for recovery of compensation with interest as arrears of Land Revenue.