

In complaint filed by the complainant **Mr. Hemant Madkaikar Vs 1. M/s Kuteer Realtors 2. Mr. Prajwal Hareshjwar Patil 3. Mr. Sanjay Narendra Raut 4. Mr. Kunal Constance Fernandes 5. Mrs. Reshmi Kunal Fernandes** in case number **3/RERA/Complaint(377)/2023/**, vide order dated 07/11/2025 has passed the following order:-

1. The respondents are directed to pay refund amount of Rs. 50,560/- to the Complainants within a period of 60 days.
2. The Respondents are directed to pay interest @ 10.85% to the complainants on an amount of Rs. 18,85,000/- for the period from 15.08.2022 till the date of this order in lump sum within 60 days from the date of issue of this order and thereafter monthly till the handing over of the possession of the subject property to the Complainants/allottee. However, the total amount bearing interest @ 10.85% would be reduced to Rs. 18,34,440/- after the payment of the refund amount by the Respondents. As held herein above particularly under para'D' , all the respondents No. 1,2,3 as well as Respondents No. 4& 5 who are proceeded ex-parte; shall be jointly liable for the purpose.
3. The respondents in terms of Section 17 of the RERA Act, is also directed to handover possession of the subject property to the Complainants and also to execute a sale deed in favour of the Complainants in respect of the flat No. 102 admeasuring 28.58 sq.mts. of carpet area, located at 1<sup>st</sup> floor of Block C of the building known as KUTEER KUNJ (subject property) as per the Agreement for sale dated 28.06.2022, within 60 days from the date of issue of this order without asking for any additional payment.
4. The respondents are directed to file compliance report of this order in the form of an affidavit within sixty five days of this order, failing which

further legal action will be initiated by the Authority under the RERA Act for execution of this order.

5. In view of the observation made at point No. 'F' above , the instant complaint is further transferred to Adjudicating Officer for determination of compensation as per provisions of Section 71 of the Real Estate(Regulation and Development) Act, 2016.

Since the Respondent/Promoter ie. 1. M/s Kuteer Realtors 2. Mr. Prajwal Hareshjwar Patil 3. Mr. Sanjay Narendra Raut 4. Mr. Kunal Constance Fernandes 5. Mrs. Reshmi Kunal Fernandes has not complied with the order, the case has been referred to the Collector (North Goa) for execution of above order.