

In complaint filed by Complainant **Sonia Bhaskar** in case number **F No: 3/RERA/ Complaint(318)/2022**, The Authority has passed the following order dated **03.08.2023**:-

“The respondent is directed to comply Section 17 of the RERA Act, quoted above, within two months of the passing of this order and accordingly execute a registered conveyance deed in favour of the complainant for the aforesaid villa along with the undivided proportionate title in the common areas to the association of the allottees/ society and handover all the relevant documents as per the mandate of said Section 17. The complainant is directed to participate towards the formation of an association or society of the allottees as per the mandate of Section 19(9) of the RERA Act.

However, liberty is given to the respondent to approach this Authority after two months of the passing of this order for reasonable extension of time on genuine grounds to fully comply Section 17 of the RERA Act.

The respondent to file compliance report in the form of an affidavit after two months of passing of this order, failing which penalty would be imposed on the respondent for non compliance of this order and execution proceedings will be initiated by this Authority.

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

Thereafter the Authority has passed the following Order dated 21.02.2025:-

- (i) *“The applications stands dismissed.*
- (ii) *The matter be referred to the Hon’ble Principal District Judge, North Goa for execution of the Order dated 03.08.2023 passed by Member, Goa RERA under Section 40(2) of The Real Estate (Regulation and Development) Act, 2016 read with Rule 4 of The Goa Real Estate (Regulation and Development) (Recovery of Interest, Penalty, Compensation, Fine Payable, Forms of complaints and Appeals etc.) Rules, 2017.”*

Since the respondent /promoter i.e. **M/s. Paradise Estate** has not executed conveyance deed and is referred Hon’ble Principal District Judge, District and Sessions Court, Panaji North Goa for execution.

In complaint filed by Complainant **Dr. Arun Kallappa Killekar and Mrs Anita Arun Killekar** in case number **F No: 3/RERA/ Complaint(370)/2023**, The Authority has passed the following order dated **21.02.2025**:-

- (i) *“The respondents are directed to execute a Deed of Sale in favour of the complainants with respect to the apartment bearing No. 12, of the type 2 BHK of carpet area admeasuring 56.99 sq. mts. with an exclusive sit out area/ balcony admeasuring 16.52 sq. mts. having totally carpet area of 73.51 sq. mts. situated on the first floor of Block –A in the project “AMADO VISTA” along with undivided proportionate share corresponding to the said apartment, constructed on the land described in Schedule-I of the agreement within a period of two months from today.*
- (ii) *(ii)The complainants shall participate towards formation of an association or society of allottees as per mandate of Section 19(9) of the Act.*
- (iii) *The respondents shall file compliance report in the form of an affidavit after two months of passing of this order, failing which penalty would be imposed on the respondents for non compliance of this order and execution proceedings will be initiated by this Authority.”*

Since the respondent /promoter i.e. **M/s. Paradise Estate** has not executed conveyance deed and formed association or society if allottees is referred Hon’ble Principal District Judge, District and Sessions Court, Panaji North Goa for execution.

In complaint filed by Complainant **Mr. Aashish Gupta and Ashwini Gupta** in case number **F No: 3/RERA/ Complaint(375)/2023**, The Authority has passed the following order dated **21.02.2025**:-

- (i) *“ The respondents are directed to execute a Deed of Sale in favour of the complainants with respect to Villa bearing No. B-03 having carpet area admeasuring 131 sq.mts consisting of ground plus first floor, in Block-B in the project ‘AMADO VITAS’ along with undivided proportionate share corresponding to the said villa, constructed on the land described in Schedule-I of the Agreement within a period of two months.*
- (ii) *The complainants shall participate towards formation of an association or society of allottees as per mandate of Section 19(9) of the Act.*
- (iii) *The respondents shall file compliance report in the form of an affidavit after two months of passing of this order, failing which penalty would be imposed on the respondents for non compliance of this order and execution proceedings will be initiated by the Authority.”*

Since the respondent /promoter i.e. **M/s. Paradise Estate** has not executed conveyance deed and formed association or society if allottees is referred Hon’ble Principal District Judge, District and Sessions Court, Panaji North Goa for execution.