

In complaint filed by Complainant **Dr. Nikhil N Sontakke and Dr. Tripti Bansal**, in case number **3/RERA/Complaint (417)/2024**, The Authority has passed the following order dated **24.01.2025**:-

- a) “The respondent no. 1 is directed to replace the broken marbles in the living room as well as master bedroom in the apartment no. 1033 in the project “Prestige Ocean Crest”, at Dona Paula, Goa within 30 days of this order.*
- b) The respondent no. 1 is directed to pay interest as well as costs of ₹5,00,000 (Rupees Five Lakhs only) within 30 days of the order, failing which it will carry interest in terms of Rule 18 of The Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real estate agents, Rates of Interest and Disclosures on Website) Rules, 2017 till payment.*
- c) The respondent no. 1 is directed to pay ₹5,00,000/- (Rupees Five Lakhs only) as penalty under Section 61 of the Act for violation of Section 14(3) of the Act. The amount shall be deposited before the Authority within 30 days, failing which necessary proceedings will be initiated against the respondent no. 1.*
- d) The respondent no. 1 is directed to file compliance report of this order in the form of an affidavit within 60 days of this order, failing which further legal action will be initiated by the Authority under the RERA Act for execution of the order. .”*

Since the Respondent/ Promoter i.e. **M/s. Prestige Estates Projects Limited**, has not complied with the order, nor paid the penalty, has the said case been referred to the Collector, North Goa, for recovery as arrears of Land Revenue. For replacement of broken titles, the case is referred to the Hon’ble Principal District Judge, District and Sessions Court, Panaji North Goa for execution.