

In complaint filed by Complainant **Mr. Shane Francisco Dias V/s M/s Infinity Developers Pvt. Limited through its Director/ Authorized persons Mr. Rahul Ramesh Shah, Authorised Person and Mr. Ramesh Sumermal Shah, Project Member** in case number **3/RERA/Complaint(497)/2025** , The Authority has passed the following order dated **09.02.2026:-**

- (i) The respondent is directed to refund the amount of 23,22,814/- (Rupees Twenty Three Lakhs Twenty Two Thousand Eight Hundred and fourteen only) to the complainant, within a period of 30 days, from the date of this order. In case of default the respondent will be liable to pay interest at the rate of 10.80% as per the Real Estate Regulation and Development)Act, 2016 and RERA Rules w.e.f 25/04/2025 till payment of refund.
- (ii) The complainant is at liberty to apply for appropriate compensation before the Adjudicating Officer in the manner as provided under this Act.
- (iii) During the course of the proceedings, it was noted that the complainant has claimed to have paid a total amount of Rs.2,00,000/-on 18/10/2016 and Rs. 1,50,000/- for parking slot in cash to the respondent (as per email dated 30/01/2025) sent by complainant to the respondent. Accordingly, the matter needs to be referred to Jurisdictional Income Tax Authority as per Circular No. 1/15/2025-FIN(BUD)/17782, dated

19/05/2025 issued by Department of Finance, Goa and for taking further action as required in terms of the direction issued by Hon'ble Supreme Court of India vide its judgment in Civil Appeal No.5200 of 2025 (The correspondence, RBANMS Educational Institution vs B. Gunashekar & Another) dated 16.04.2025. The Secretary Goa RERA is accordingly directed to issue an appropriate communication to the above effect enclosing there with a copy of this order and also the certified copy of email dated 30/01/2025 in respect of the total amount claimed to have been made in cash by the Complainant to the Respondent to jurisdictional Income Tax Authority for taking further action as required in terms of the direction issued by Hon'ble Supreme Court of India vide its judgment in Civil Appeal No.5200 of 2025.

- (iv) The respondent is directed to file compliance report of the 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. **Infinity Developers Pvt. Limited through its Director/ Authorized persons Mr. Rahul Ramesh Shah, Authorised Person and Mr. Ramesh Sumermal Shah, Project Member**, 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 21.04.2026.