



DEVASHRI NIRMAN LIMITED LIABILITY PARTNERSHIP  
A VASANTRAO DEMPO ENTERPRISE

Date: 28.01.2026

To  
The Authorised Office,  
Goa Real Estate Regulatory Authority (Goa RERA)  
Panaji, Goa.

**Subject:** Intimation of suspension of construction due to court proceedings – Project "**LA STELLA By Devashri**"

**Re:** RERA Registration No. **PRGO05242206**.

Sir / Madam,

We, Devashri Nirman LLP, are the promoters of the real estate project known as "**LA STELLA By Devashri**" being developed on the property bearing Survey No. 2/4-B and 4/1-D of Village Candolim, Taluka Bardez, Goa, registered with the Goa Real Estate Regulatory Authority under Registration No. **PRGO05242206**.

We respectfully submit that construction of project was commenced only after obtaining all relevant statutory permissions, approvals of plans, clearances, and the construction license. The construction license for the said project was obtained in the month of February, 2024 pursuant to which construction activities were initiated.

The Foundation, an environment NGO based in Goa had filed Public Interest Litigation (PIL) Writ Petition No. 30 of 2023 before the Hon'ble High Court of Bombay at Goa, inter alia seeking to set aside Circular dated 22.12.2022 issued by the Town and Country Planning Department and to cancel zoning certificates issued on the basis



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**GOA REAL ESTATE  
REGULATORY AUTHORITY**

thereof for the villages of Calangute, Candolim, Arpora, Nagoa and Parra.

The Hon'ble High Court, by its Judgment and Order dated 23.06.2025, was pleased to allow the said petition and held that the permissions granted to projects in the aforesaid five villages on the basis of the Outline Development Plan (ODP) were illegal and that such permissions were required to be granted only on the basis of the Regional Plan 2021.

Aggrieved by the said Judgment and Order, the Town and Country Planning Department preferred a Special Leave Petition before the Hon'ble Supreme Court of India. The Hon'ble Supreme Court, by its Order dated 21.07.2025, was pleased to direct the parties to maintain status quo as on that date.

In view of the said order of the Hon'ble Supreme Court, we were constrained to suspend construction activities at the project site, pending further hearing and final disposal of the proceedings.

We have also independently preferred a Special Leave Petition before the Hon'ble Supreme Court challenging the Judgment and Order dated 23.06.2025 passed by the Hon'ble High Court of Bombay at Goa.

We regret to inform the Authority that the above judicial proceedings and the order of status quo have adversely affected the timelines for completion and delivery of the built-up premises in the said project. We have accordingly intimated Allottees/Purchasers who have agreed to purchase apartments in the said project about the above developments.

At the time of obtaining registration and commencement of construction, there was no restraint, injunction, or prohibitory order



passed by any court or authority restraining development or construction on the said property. Accordingly, construction was undertaken bona fide and in accordance with the project registration and statutory approvals.

This intimation is being filed in compliance with our obligations under the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations framed thereunder.

We shall keep the Authority informed of any further developments in the matter.

Thanking you,

Yours faithfully,

For **Devashri Nirman LLP**

Dattaprasad Priolkar  
GM(Operations)

