

The Adjudicating Officer(Goa RERA) in **1.Dr. Yogin Ramesh Nande 2. Dr. Pooja Yogin Nande V/s Expat Projects & Development Pvt Ltd** in Adjudication case number **F No: 4/RERA/Adj. Matters (116)/2024/**,vide order dated 28/06/2024 has passed the following order:-

“The respondent is directed to pay to the applicants compensation of 6,51,849/- (Rupees Six lakhs Fifty One Thousand Eight Hundred and Forty Nine only) for violation of Section 71 of the RERA Act, within thirty days of this order. In default of payment of above amounts of 6,51,849/- (Rupees Six lakhs Fifty One Thousand Eight Hundred and Forty Nine only), within thirty days, the respondent shall be further liable to pay to the applicants interest at the rate of 10.95% per annum till the date of realization.”

Since the Respondent/Promoter ie. **Expat Projects & Development Pvt. Ltd.**, has not complied with the order, the case has been referred to the Collector (North Goa) for execution of above order and for recovery of compensation with interest as arrears of Land Revenue.

In complaint filed by Complainant **Mr. Ganpat Singh Bishnoi v/s M/s Expat Projects and Development Pvt. Ltd.** in case number **F No: 3/RERA/ Complaint(345)/2023**, The Authority has passed the following order dated **21.11.2023:-**

“The Promoter/ respondent no.1 is directed to refund the amount of ₹17,00,000/- (Rupees Seventeen Lakhs only) to the complainant within two months from the date of this order.

Further the said promoter/ respondent no.1 is directed to pay 10.75 % per annum interest (present lending rate of interest by SBI which is 8.75 % per annum plus two percent) for every month of delay to the complainant on the aforesaid amount paid by him from 31.08.2020 till the date of actual payment of the aforesaid refund.

Under Section 61 of the RERA Act, the respondent no.1 is directed to pay a penalty of ₹1,00,000/- (Rupees One Lakhs only) within two months from the date of this order. The said penalty, if realized, be forfeited to the State Government.

The respondent no.1 is directed to file compliance report of this order in the form of an affidavit within two months of this order, failing which further legal action will be taken by this Authority under the RERA Act for execution of this order.”

Since the respondent/promoter i.e. Expat Projects and Development Pvt. Ltd., has not complied with the order and not paid the penalty, the case has been referred to the Collector, North Goa, for recovery as arrears of Land Revenue by vide letter dated 30.01.2024.

In complaint filed by Complainant **Dr. Yogin Ramesh Nande and Dr. Pooja Yogin Nande** in case number F No: 3/RERA/ Complaint(363)/2023, The Authority has passed the following order dated 10.01.2024:-

“The Promoter/ respondent is directed to refund the amount of ₹16,50,000/- (Rupees Sixteen Lakhs Fifty Thousand only) to the complainants within two months from the date of this order.

Further the said promoter/ respondent is directed to pay 10.85 % per annum interest (present lending rate of interest by SBI which is 8.85 % per annum plus two percent) for every month of delay to the complainants on the aforesaid amount paid by them i.e. from 28.04.2017 on the amount of ₹16,00,000/- and from 12.06.2017 on the amount of ₹50,000/- till the date of actual payment of the aforesaid refund.

Under Section 61 of the RERA Act, the respondent is directed to pay a penalty of ₹1,00,000/- (Rupees One Lakhs only) within two months from the date of this order. The said penalty, if realized, be forfeited to the State Government.

The respondent is directed to file compliance report of this order in the form of an affidavit within two months of this order, failing which further legal action will be taken by this Authority under the RERA Act for execution of this order.

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

Since the respondent/promoter i.e. M/s Expat Projects and Development Pvt. Ltd., 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 11.03.2024.