

In complaint filed by Complainant **1. Sandeep Ankush Gawade and 2. Sanchita Sandeep Gawade V/s M/s Rehan Construction, Builder & Developers( A partnership firm of Mr. Khaja Shaikh and Ms. Sharifa Shaikh)** in case number **F No: 3/RERA/ Complaint(255)/2021**, The Authority has passed the following order dated **27.10.2022:-**

**“Respondent is directed to complete the project within 04 months and deliver the possession of the flat to the complainants accordingly.”**

Since the respondent/promoter i.e. **M/s Rehan Construction, Builder & Developers( A partnership firm of Mr. Khaja Shaikh and Ms. Sharifa Shaikh)**, has not handover the possession, the case has been referred to the Hon'ble Principal District Judge, Panaji for execution by vide letter dated 28.02.2024.

In complaint filed by Complainant **Archana Ashok Amshekar V/s M/s Rehan Construction, Builder & Developers( A partnership firm of Mr. Khaja Shaikh and Ms. Sharifa Shaikh)** in case number **F No: 3/RERA/ Complaint(254)/2021**, The Authority has passed the following order dated **21.10.2022:-**

**“Respondent is directed to complete the project within 04 months and deliver the possession of the flat to the complainants accordingly.”**

Since the respondent/promoter i.e. **M/s Rehan Construction, Builder & Developers( A partnership firm of Mr. Khaja Shaikh and Ms. Sharifa Shaikh)**, has not handover the possession, the case has been referred to the Hon'ble Principal District Judge, Panaji for execution by vide letter dated 28.02.2024.

The Adjudicating Officer(Goa RERA) in **Archana Ashok Amshekar V/ M/s Rehan construction, Builder and Developers (A Partnership firm of Mr. Khaja Shaikh and Ms. Sharifa Shaikh)** in Adjudication case number **F.No: 4/RERA/Adj.Matters (78)/2022/**,vide order dated 30/03/2023 has passed the following order:-

- a) The respondent is directed to pay the applicant/ complainant compensation by way of interest on the amount advanced of ₹15,00,000/- (Rupees Fifteen Lakhs only) at the rate of 10.70 % p.a. from 21.09.2019 till the date of handing over of possession of the flat to the applicant/ complainant for violation under Section 18(3) read with Section 71 of the Real Estate (Regulation and Development) Act, 2016.*
- b) The respondent is also liable to pay compensation of ₹50,000/- (Rupees Fifty Thousand only) towards inconvenience, mental torture and agony caused to the applicant/ complainant under Section 71 of the Real Estate (Regulation and Development) Act, 2016 within 30 days of this Order. In default, the respondent shall be further liable to pay the applicant interest on the said amount at the rate of 10.70 % p.a. till the date of realisation.*
- c) The respondent is also liable to pay costs quantified at ₹50,000/- (Rupees Fifty Thousand only) to the applicant/ complainant for the present proceedings under Section 71 of the Real Estate (Regulation and Development) Act, 2016 within 30 days of this Order. In default, the respondent shall be further liable to pay the applicant interest on the said amount at the rate of 10.70 % p.a. till the date of realisation.*

Since the Respondent/Promoter ie. **M/s Rehan construction, Builder and Developers (A Partnership firm of Mr. Khaja Shaikh and Ms. Sharifa Shaikh).**, 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.



The Adjudicating Officer(Goa RERA) in **Shri Sandeep Ankush Gawade And Ms. Sanchita Sandeep Gawade V/ M/s Rehan construction, Builder and Developers (A Partnership firm of Mr. Khaja Shaikh and Ms. Sharifa Shaikh)** in Adjudication case number **F.No: 4/RERA/Adj.Matters (82)/2022/**,vide order dated 30/03/2023 has passed the following order:-

- a) *The respondent is directed to pay the applicants/ complainants compensation by way of interest on the amount advanced of ₹24,22,000/- (Rupees Twenty Four Lakhs Twenty Two Thousand only) at the rate of 10.70 % p.a. from 27.05.2019 till the date of handing over of possession of the flat to the applicants/ complainants for violation under Section 18(3) read with Section 71 of the Real Estate (Regulation and Development) Act, 2016.*
- b) *The respondent is also liable to pay compensation of ₹50,000/- (Rupees Fifty Thousand only) towards inconvenience, mental torture and agony caused to the applicants/ complainants under Section 71 of the Real Estate (Regulation and Development) Act, 2016 within 30 days of this Order. In default, the respondent shall be further liable to pay the applicants interest on the said amount at the rate of 10.70 % p.a. till the date of realisation.*
- c) *The respondent is also liable to pay costs quantified at ₹50,000/- (Rupees Fifty Thousand only) to the applicants/ complainants for the present proceedings under Section 71 of the Real Estate (Regulation and Development) Act, 2016 within 30 days of this Order. In default, the respondent shall be further liable to pay the applicants interest on the said amount at the rate of 10.70 % p.a. till the date of realisation.*

Since the Respondent/Promoter ie. **M/s Rehan construction, Builder and Developers (A Partnership firm of Mr. Khaja Shaikh and Ms. Sharifa Shaikh).**, 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.