

ANNEXURE-I

FORM 'V'
[See rule 7(1)]

APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

From:

M/s. Matches Goa Private Limited,
Office – Anand Bhavan, Old Station Road,
Margao, Salcete, South Goa, Goa-403 601

To,

The Authorized Officer,
Goa Real Estate Regulatory Authority,
Patto-Panaji, Goa

Sir/Madam,

We M/s. Matches Goa Private Limited hereby apply for extension of registration of our plotted development project ANAND NAGAR registered with the Goa Real Estate regulatory authority vide project registration certificate No. PRGO009201189 which is due to expire on 31.12.2025.

As required under the applicable provisions of the Goa Real Estate (Regulations and Development) Rules we hereby submit the following documents and information:-

- (i) Payment receipt of Rs. 4,07,990/- (Rupees Four Lakhs Seven Thousand Nine Hundred and Ninety only) towards fees for extension as prescribed under sub-rule (3) of rule 7;
- (ii) Copy of the Final NOC issued by the Town and Country Planning Department, Ponda;
- (iii) An explanatory note detailing the current status of development works in the project and the reasons for non-completion within the originally declared period, as under:

a) Current Status of Developmental Works of the Project

The plotted development project “ANAND NAGAR” has been completed in all respects. All civil and infrastructural works, including internal roads, gutters, provision for electricity connections, water connections, and sewerage facilities, have been fully executed and completed.

The Promoter has obtained the Final NOC for subdivision of plots from the Office of the Town and Country Planning Department, Ponda, vide reference No. TPP/1150/Sub-Div/5/0/25/1790 dated 13.06.2025.

An application for issuance of the Final NOC has been submitted to the Village Panchayat, Curti-Khandepar, on 18.06.2025, which is presently under process.

b) Reasons for Delay in Completion

The project “ANAND NAGAR” was registered on 03 September 2020. However, commencement of development works was delayed by approximately one year due to the outbreak of the COVID-19 pandemic, which resulted in a grave and unprecedented situation across the State of Goa and the country from March 2020 onwards, including complete nation-wide lockdowns.

The COVID-19 pandemic severely disrupted normal life, and the Government of India as well as the State Government imposed strict lockdowns. These restrictions hampered, delayed, and obstructed the free movement of manpower, construction materials, and vehicles to and from the project site, resulting in the temporary halt of developmental activities. The works were gradually resumed only after the phased relaxation of lockdowns and restoration of Standard Operating Procedures (SOPs).



Despite these unprecedented challenges, the Promoter successfully completed all developmental works of the project and obtained final NOC from the Town and Country Planning Department, Ponda.

Although all developmental works were completed by the Promoter within the stipulated timeframe and the Final NOC was duly obtained from the Town and Country Planning Department, Ponda, the Village Panchayat of Curti-Khandepar arbitrarily refused to issue the Final NOC, without providing any reasonable justification.

Aggrieved by the said refusal, the Promoter has filed an appeal bearing Case No. 04/201-A/BDO/PON/2025-26 before the Block Development Officer, Ponda, Goa, which is presently under hearing.

The Promoter, at the time of filing an application with the Office of the Village Panchayat, Curti-Khandepar for final NOC, was under the bona fide belief that the Final NOC would be granted by the panchayat authorities well before the RERA project expiry date, i.e., 31.12.2025. However, the Village Panchayat, Curti-Khandepar, subsequently refused to issue the Final NOC. Aggrieved by the said refusal, the Promoter has preferred an appeal before the Block Development Officer, Ponda. Owing to these unforeseen circumstances and the pendency of the said appeal, the Promoter could not file the application for extension within the stipulated time.

The reasons stated above are entirely beyond the control of the Promoter and was neither deliberate nor intentional and arose solely due to circumstances outside the Promoter's control.

c) Prayer

In view of the foregoing facts, the pendency of appeal proceedings, and the time required for final adjudication and possible further appellate remedies, the Promoter humbly prays that this Hon'ble Authority be pleased to grant extension of 30 (thirty) months, i.e., up to 30.06.2028, for obtaining all remaining statutory approvals of the project.

We request the Authority to kindly consider this application sympathetically.

Place: Margao, Goa
Date: 23.12.2025



Thanking you
Yours faithfully,
Signature and seal of the applicant

Mr. Shridhar P. Hegde

(Authorized signatory)

For M/s. Matches Goa Private Limited