

The Adjudicating Officer(Goa RERA) in **Santosh Krishna Prabhugaonkar V/s M/s Builders & Developers** in Adjudication case number **F.No: 4/RERA/Adj.Matters (83)/2022/**,vide order dated 14/07/2023 has passed the following order:-

“The respondents jointly and severally are directed to pay the applicant/complainant compensation of ₹2,50,000/- (Rupees Two Lakhs Fifty Thousand only) for violations under section 18(3) read with section 71 and 72 of the Real Estate (Regulation and Development) Act, 2016 within 30 days of this Order. In default, the respondents jointly and severally shall be liable to pay the applicant/complainant interest on the said amount of ₹2,50,000 (Rupees Two Lakhs Fifty Thousand only) @ 10.70% p.a till the date of payment/realisation.”

Since the Respondent/Promoter ie **M/s Builders & Developers.**, has not complied with the order, the case has been referred to the Collector (South Goa) for execution of above order and for recovery of compensation with interest as arrears of Land Revenue.

In complaint filed by the complainant **Santosh Krishna Prabhugaonkar Vs M/s Builders & Developers represented by its partners** in case number **3/RERA/Complaint(308)/2022**, vide order dated 07/03/2025 has passed the following order:-

- a) “The sale of open area admeasuring 45sq.mts. by promoters to the respondent is declared as illegal and respondent is hereby directed to take possession of the area and remove the structure on this open space within 45 days.
- b) For the purpose of determination of compensation the case is referred to Adjudicating Officer under Section 71 of the Act.”

Since the Respondent/Promoter ie **M/s Builders & Developers** has not complied with the order, a letter dated 15.04.2025 was sent to the Principal District Judge (North) for possession of area and remove the structure on open space.