In complaint filed by the complainant **Mr. Vishnu Suryakant Mavalankar** Vs **M/s S.V. Developers through authorized person Mr. Kirankumar Dabholkar @ Kiran Dabholkar** in case number **3/RERA/Complaint(444)/2024/,**vide order dated 21/07/2025 has passed the following order:-

1. *Respondent Promoter is directed to refund to the complainant entire amount of Rs. 36,85,000/- paid by the complainant to the respondent within 45 days of the date of issue of this order with interest @10.9% from the date on which respective amounts were received from Allottee till the date the total amount is refunded.*
2. *The complainant is entitled to the refund of stamp duty, registration of the charges and processing fee paid by the complainant for registration of the Agreement of Finance and Sale executed on 10.06.2019 and already registered on 24.07.2019.Though the complainant has claimed an amount of Rs. 1,02,940/- for the purpose, the refund to the complainant would be restricted to the actual amount spent for the purpose and as per validly executed receipts. Respondent promoter is accordingly directed to refund to the complainant the said amount within a period of 45 days of the date of issue of this order.*
3. *The respondent is directed to pay an amount of Rs. 15,000/-+Rs. 5,000/- totaling Rs. 20,000/- as cost to complainant on this count of the date of issue of this order.*
4. *The respondent is directed to pay Rs. 6,00,000/- as penalty under section 59 of the Act for violation of Section 3(1) of the Act. The amount shall be deposited before the Authority within 30 days failing which necessary proceeding will be initiated against the respondent.*
5. *The respondent is directed to Rs. 2,00,000/- penalty under Section 61 of the Act for violation of Section 13(1) of the Act. The amount shall be*

deposited before the Authority within 30 days failing which necessary proceeding will be initiated against the respondent.

6. *The respondent is directed to pay Rs. 1,00,000/- penalty under Section 61 of the Act for violation of Section 11(4) of the Act. The amount shall be deposited before the Authority within 30 days failing* which necessary *proceeding will be initiated against the respondent.*

Since the Respondent/Promoter ie **M/s S.V. Developers through authorized person Mr. Kirankumar Dabholkar @ Kiran Dabholkar** has not complied with the order, a letter dated 07/10/2025 was sent to The Collector(North Goa) for execution of the order.

In complaint filed by Complainant **Kalindi Uday Tar** in case number F No: 3/RERA/ Complaint (279)/2021, The Authority passed the order dated 01.06.2022 by consent terms. Later an application dated 30.05.2023 was filed by the applicant for execution of order dated 01.06.2022 on which Roznama order dated 24.01.2024 was passed by the Authority.

Since the respondent/promoter i.e. M/s S. V. Developers through partner Kiran Dabolkar has not complied with the order dated 01.06.2022, the case has been referred to the Hon'ble Principal District Judge by vide letter dated 28.02.2024 for execution.

In complaint filed by Complainant **Ganesh Janardhan Tulaskar** in case number F No: 3/RERA/ Complaint (282)/2021, The Authority passed the order dated 01.06.2022 by consent terms. Later an application dated 30.05.2023 was filed by the applicant for execution of order dated 01.06.2022 on which Roznama order dated 24.01.2024 was passed by the Authority.

Since the respondent/promoter i.e. M/s S. V. Developers through partner Kiran Dabolkar has not complied with the order dated 01.06.2022, the case has been referred to the Hon'ble Principal District Judge by vide letter dated 28.02.2024 for execution.

In complaint filed by Complainant **Uday Govind Tar** in case number F No: 3/RERA/ Complaint (287)/2021, The Authority passed the order dated 01.06.2022 by consent terms. Later an application dated 30.05.2023 was filed by the applicant for execution of order dated 01.06.2022 on which Roznama order dated 24.01.2024 was passed by the Authority.

Since the respondent/promoter i.e. M/s S. V. Developers through partner Kiran Dabolkar has not complied with the order dated 01.06.2022, the case has been referred to the Hon'ble Principal District Judge by vide letter dated 28.02.2024 for execution.

In complaint filed by Complainant **Arti Avinash Vernekar** in case number F No: 3/RERA/ Complaint (280)/2021, The Authority passed the order dated 01.06.2022 by consent terms. Later an application dated 30.05.2023 was filed by the applicant for execution of order dated 01.06.2022 on which Roznama order dated 24.01.2024 was passed by the Authority.

Since the respondent/promoter i.e. M/s S. V. Developers through partner Kiran Dabolkar has not complied with the order dated 01.06.2022, the case has been referred to the Hon'ble Principal District Judge by vide letter dated 28.02.2024 for execution.