

In complaint filed by Complainant **Pradeep Rama Korgaonkar** in case number **F No: 3/RERA/ Comp(327)/2022**, The Authority has passed the following order dated **25.07.2023** :-

“The respondent is directed to comply Section 17 of the RERA Act, quoted above, within two months of the passing of this order and accordingly execute a registered conveyance deed in favour of the complainant for the aforesaid flat along with the undivided proportionate title in the common areas to the association of the allottees/ society and handover all the relevant documents as per the mandate of said Section 17. Costs for the execution and registration of the sale deed in favour of the complainant to be borne by the complainant and the complainant is directed to participate towards the formation of an association or society of the allottees as per the mandate of Section 19(9) of the RERA Act. However, liberty is given to the respondent to approach this Authority after two months of the passing of this order for reasonable extension of time on genuine grounds to fully comply Section 17 of the RERA Act.

The respondent to file compliance report in the form of an affidavit after two months of passing of this order, failing which penalty would be imposed on the respondent for non compliance

of this order and execution proceedings will be initiated by this Authority.”

Thereafter, The Authority has passed Order dated **02.04.2025** in case number **F No: 1/RERA/Enfor.Auth./Comp(327)/99/2023:-**

a) “ The application filed by the respondent at exhibit 36/c under Section 39 of The Real Estate Regulation and Development Act, 2016 stands dismissed.

b) The above matter be referred to the Hon’ble Principal District Judge, Margao, South Goa, for execution of the Order dated 25.07.2023 passed by the Authority.”

Since the respondent /promoter i.e. **Aman Builders and Developers** have not executed conveyance deed is referred Hon’ble Principal District Judge, District and Sessions Court, Margao South Goa for execution.

In complaint filed by Complainant **Mr. Andrew Pereira** in case number **F No: 3/RERA/ Comp(328)/2022**, The Authority has passed the following order dated **25.07.2023 :-**

“The respondent is directed to comply Section 17 of the RERA Act, quoted above, within two months of the passing of this order and accordingly execute a registered conveyance deed in favour of the complainant for the aforesaid flat along with the undivided proportionate title in the common areas to the association of the allottees/ society and handover all the relevant documents as per the mandate of said Section 17. Costs for the execution and registration of the sale deed in favour of the complainant to be borne by the complainant and the complainant is directed to participate towards the formation of an association or society of the allottees as per the mandate of Section 19(9) of the RERA Act.

However, liberty is given to the respondent to approach this Authority after two months of the passing of this order for reasonable extension of time on genuine grounds to fully comply Section 17 of the RERA Act.

The respondent to file compliance report in the form of an affidavit after two months of passing of this order, failing which

penalty would be imposed on the respondent for non compliance of this order and execution proceedings will be initiated by this Authority.”

Thereafter, the Authority has passed following Order dated **02.04.2025** in case number **F No: 1/RERA/Enfor.Auth./Comp(328)/99/2023:-**

- a) “ The application filed by the respondent at exhibit 34/c under Section 39 of The Real Estate Regulation and Development Act, 2016 stands dismissed.*
- b) The above matter be referred to the Hon’ble Principal District Judge, Margao, South Goa, for execution of the Order dated 25.07.2023 passed by the Authority.”*

Since the respondent /promoter i.e. **Aman Builders and Developers** have not executed conveyance deed is referred Hon’ble Principal District Judge, District and Sessions Court, Margao South Goa for execution.

In complaint filed by Complainant **Mr. Anees Ahmed Shaikh** in case number **F No: 3/RERA/ Comp(329)/2022**, The Authority has passed the following order dated **25.07.2023** :-

“The respondent is directed to comply Section 17 of the RERA Act, quoted above, within two months of the passing of this order and accordingly execute a registered conveyance deed in favour of the complainant for the aforesaid flats along with the undivided proportionate title in the common areas to the association of the allottees/ society and handover all the relevant documents as per the mandate of said Section 17. Costs for the execution and registration of the sale deed in favour of the complainant to be borne by the complainant and the complainant is directed to participate towards the formation of an association or society of the allottees as per the mandate of Section 19(9) of the RERA Act.

However, liberty is given to the respondent to approach this Authority after two months of the passing of this order for reasonable extension of time on genuine grounds to fully comply Section 17 of the RERA Act.

The respondent to file compliance report in the form of an affidavit after two months of passing of this order, failing which penalty would be imposed on the respondent for non compliance of

this order and execution proceedings will be initiated by this Authority.”

Thereafter, the Authority has passed following Order dated **02.04.2025** in case number **F No: 1/RERA/Enfor.Auth./Comp(329)/99/2023:-**

a) “The application filed by the respondent at exhibit 34/c under Section 39 of The Real Estate Regulation and Development Act, 2016 stands dismissed.

b) The above matter be referred to the Hon’ble Principal District Judge, Margao, South Goa, for execution of the Order dated 25.07.2023 passed by the Authority.”

Since the respondent /promoter i.e. **Aman Builders and Developers** have not executed conveyance deed is referred Hon’ble Principal District Judge, District and Sessions Court, Margao South Goa for execution.

In complaint filed by Complainant **Mr. Saiad Icbal Caja Umor** in case number **F No: 3/RERA/ Comp(330)/2022**, The Authority has passed the following order dated **25.07.2023** :-

“The respondent is directed to comply Section 17 of the RERA Act, quoted above, within two months of the passing of this order and accordingly execute a registered conveyance deed in favour of the complainant for the aforesaid flat along with the undivided proportionate title in the common areas to the association of the allottees/ society and handover all the relevant documents as per the mandate of said Section 17. Costs for the execution and registration of the sale deed in favour of the complainant to be borne by the complainant and the complainant is directed to participate towards the formation of an association or society of the allottees as per the mandate of Section 19(9) of the RERA Act.

However, liberty is given to the respondent to approach this Authority after two months of the passing of this order for reasonable extension of time on genuine grounds to fully comply Section 17 of the RERA Act.

The respondent to file compliance report in the form of an affidavit after two months of passing of this order, failing which penalty would be imposed on the respondent for non compliance of

this order and execution proceedings will be initiated by this Authority.”

Thereafter, the Authority has passed following Order dated **02.04.2025** in case number **F No: 1/RERA/Enfor.Auth./Comp(330)/99/2023:-**

a) “The application filed by the respondent at exhibit 34/c under Section 39 of The Real Estate Regulation and Development Act, 2016 stands dismissed.

b) The above matter be referred to the Hon’ble Principal District Judge, Margao, South Goa, for execution of the Order dated 25.07.2023 passed by the Authority.”

Since the respondent /promoter i.e. **Aman Builders and Developers** have not executed conveyance deed is referred Hon’ble Principal District Judge, District and Sessions Court, Margao South Goa for execution.

In complaint filed by Complainant **Mr. Ramesh Pujari** in case number **F No: 3/RERA/ Comp(331)/2022**, The Authority has passed the following order dated **25.07.2023 :-**

“The respondent is directed to comply Section 17 of the RERA Act, quoted above, within two months of the passing of this order and accordingly execute a registered conveyance deed in favour of the complainant for the aforesaid flat along with the undivided proportionate title in the common areas to the association of the allottees/ society and handover all the relevant documents as per the mandate of said Section 17. Costs for the execution and registration of the sale deed in favour of the complainant to be borne by the complainant and the complainant is directed to participate towards the formation of an association or society of the allottees as per the mandate of Section 19(9) of the RERA Act.

However, liberty is given to the respondent to approach this Authority after two months of the passing of this order for reasonable extension of time on genuine grounds to fully comply Section 17 of the RERA Act.

The respondent to file compliance report in the form of an affidavit after two months of passing of this order, failing which penalty would be imposed on the respondent for non compliance of

this order and execution proceedings will be initiated by this Authority.”

Thereafter, the Authority has passed following Order dated **02.04.2025** in case number **F No: 1/RERA/Enfor.Auth./Comp(331)/99/2023:-**

- a) The application filed by the respondent at exhibit 34/c under Section 39 of The Real Estate Regulation and Development Act, 2016 stands dismissed.*
- b) The above matter be referred to the Hon’ble Principal District Judge, Margao, South Goa, for execution of the Order dated 25.07.2023 passed by the Authority.*

Since the respondent /promoter i.e. **Aman Builders and Developers** have not executed conveyance deed is referred Hon’ble Principal District Judge, District and Sessions Court, Margao South Goa for execution.

In complaint filed by Complainant **Mr. Vijaykumar Purushottam Gosavi** in case number **F No: 3/RERA/ Comp(332)/2022**, The Authority has passed the following order dated **25.07.2023** :-

“The respondent is directed to comply Section 17 of the RERA Act, quoted above, within two months of the passing of this order and accordingly execute a registered conveyance deed in favour of the complainant for the aforesaid flat along with the undivided proportionate title in the common areas to the association of the allottees/ society and handover all the relevant documents as per the mandate of said Section 17. Costs for the execution and registration of the sale deed in favour of the complainant to be borne by the complainant and the complainant is directed to participate towards the formation of an association or society of the allottees as per the mandate of Section 19(9) of the RERA Act.

However, liberty is given to the respondent to approach this Authority after two months of the passing of this order for reasonable extension of time on genuine grounds to fully comply Section 17 of the RERA Act.

The respondent to file compliance report in the form of an affidavit after two months of passing of this order, failing which penalty would be imposed on the respondent for non compliance

of this order and execution proceedings will be initiated by this Authority.”

Thereafter, the Authority has passed following Order dated **02.04.2025** in case number **F No: 1/RERA/Enfor.Auth./Comp(332)/99/2023:-**

- a) “The application filed by the respondent at exhibit 34/c under Section 39 of The Real Estate Regulation and Development Act, 2016 stands dismissed.*
- b) The above matter be referred to the Hon’ble Principal District Judge, Margao, South Goa, for execution of the Order dated 25.07.2023 passed by the Authority.”*

Since the respondent /promoter i.e. **Aman Builders and Developers** have not executed conveyance deed is referred Hon’ble Principal District Judge, District and Sessions Court, Margao South Goa for execution.