

In complaint filed by Complainant **Mr. Venkata Ratnam Nadendla and Mrs. Laxmi Nadendla**, in case number **F No: 3/RERA/Complaint (480)/2025**, The Authority has passed the following order dated **28.07.2025**:-

- i. "The respondent is directed to refund the sum of ₹2,00,000/- (Rupees Two Lakhs only) to the complainants, within 30 days, from the date of this order.*
- ii. The respondent is also directed to pay to the complainant interest @ 10.90 % p.a. from dates of deposit as referred above, till effective payment.*
- iii. The respondent is directed to pay costs of ₹1,00,000 (Rupees One Lakh only) to the complainants, within thirty days of the order, failing which it will carry interest in terms of law till payment.*
- iv. The respondent is also directed to pay ₹5,00,000/- (Rupees Five lakhs only) as penalty under Section 61 of the Act for violation of Section 18 of the RERA Act. The amount shall be deposited in the bank account of the Authority within 60 days, failing which necessary proceedings will be initiated against the respondent.*
- v. The respondent is directed to file compliance report of this order in the form of an affidavit, within sixty days of this order, failing which further legal action will be initiated by the Authority under the RERA Act for execution of the order."*

Since the respondent /promoter i.e. **M/s Parmesh Construction Company Limited, Through its Directors 1. Prem Bhutani, 2. Ashish Bhutani, 3. Inayat Bhutani, 4. Sonam Tyagi**, a letter dated 16.10.2025 was sent to the Collector (South Goa), , Margao, South Goa for execution.

In complaint filed by Complainant **Mrs. Sanya Agicha and 2. Mr. Rajeev Kumar Agicha**,, in case number **F No: 3/RERA/Complaint (477)/2025**, The Authority has passed the following order dated **18.09.2025**:-

- i. "The respondents are directed to refund the booking amount of ₹5,00,000/- (Rupees Five Lakhs only) to the complainants, within a period of 30 days, from the date of this order.*
- ii. The respondents are also directed to pay to the complainants interest @ 10.85 % p.a. on the sum of ₹5,00,000/- (Rupees Five Lakhs only) from 04.05.2024, till effective payment.*
- iii. The respondents are directed to pay costs of ₹2,00,000 (Rupees Two Lakh only) to the complainants, within a period of thirty days of the order, failing which it will carry interest in terms of law, till payment.*
- iv. The respondents are directed to file compliance report of this order in the form of an affidavit, within sixty days of this order, failing which further legal action will be initiated by the Authority under the RERA Act for execution of the order. "*

Since the respondent /promoter i.e. **M/s Parmesh Construction Company Limited**,Through its Directors **1. Prem Bhutani, 2. Ashish Bhutani, 3. Inayat Bhutani, 4. Sonam Tyagi**, a letter dated 04.12.2025 was sent to the Collector (South Goa), , Margao, South Goa for execution.

In complaint filed by Complainant **Mr. Gurudev Khosla**, in case number F No: 3/RERA/Complaint (479)/2025, The Authority has passed the following order dated **30.09.2025**:-

- i. *“The respondent is directed to refund the amount of ₹54,51,254/- (Rupees Fifty Four Lakhs Fifty One Thousand Two Hundred and Fifty Four only) to the complainant, within a period of 30 days, from the date of this order.*
- ii. *The respondent is also directed to pay to the complainant interest @ 10.85 % p.a. on the sum of ₹54,51,254/- (Rupees Fifty Four Lakhs Fifty One Thousand Two Hundred and Fifty Four only) as per the dates of payment, mentioned in Para 50 above, till effective payment.*
- iii. *The respondent is directed to pay costs of ₹2,00,000 (Rupees Two Lakh only) to the complainant, within a period of thirty days of the order, failing which it will carry interest in terms of law, till payment.*
- iv. *The respondent is also directed to pay ₹10,00,000/- (Rupees Ten Lakhs only) as penalty under Section 61 of the Act for contravention of Section 4, Section 11, Section 12, Section 13 and Section 18 of the Act. The amount shall be deposited before the Authority within 60 days, failing which necessary proceedings will be initiated against the respondent.*
- v. *The respondent is directed to file a compliance report of this order in the form of an affidavit, within sixty days of this order, failing which*

further legal action will be initiated by the Authority under the RERA Act for execution of the order."

Since the respondent /promoter i.e. **M/s Parmesh Construction Company Limited, Through its Directors 1. Prem Bhutani, 2. Ashish Bhutani, 3. Inayat Bhutani, 4. Sonam Tyagi**, a letter dated 11.12.2025 was sent to the Collector (South Goa), Margao, South Goa for execution.