

In complaint filed by Complainant **Col. Vijay Kumar** in case number **3/RERA/Complaint (364)/2023**, The Authority has passed the following order dated **13.03.2025**:-

- i. “ The respondent is directed to refund the amount of ₹20,50,000/- (Rupees Twenty Lakhs, Fifty Thousand only) to the complainant, within thirty days from the date of this order.*
- ii. The respondent is directed to pay interest @ 11.10% per annum on the sum of ₹20,50,000/-(Rupees Twenty Lakhs, Fifty Thousand only) to the complainant from 23.01.2018 till the date of effectual payment for delay in delivering possession to the complainant.*
- iii. The respondent is directed to pay costs of ₹1,00,000 (Rupees one Lakh only) to the complainant within thirty days of the order, failing which it will carry interest in terms of law.*
- iv. The respondent is directed to pay ₹6,00,000/- (Rupees six Lakhs only) as penalty under Section 61 of the Act for violation of Section 11(4)(a) and (f) read with Section 18 of the Act. The amount shall be deposited in the bank account of the Authority, within sixty days, failing which necessary proceedings will be initiated against the respondent.*
- v. The Agreement for sell dated 29.11.2018 registered in the office of the Sub-Registrar of Ilhas/Tiswadi at Panaji under*

registration no. PNJ-BK1-03266-2018 (CD Number PNJD70)

on 29.11.2018 stands terminated and cancelled.

- vi. *Consequently, the office of the Sub-Registrar of Ilhas/Tiswadi at Panaji Goa shall make appropriate entry/note/endorsement in its records to the effect that the said Agreement to sell dated 29.11.2018 registered in the Office of Sub-Registrar of Ilhas/Tiswadi at Panaji Goa as terminated and cancelled, provided that the entire amount of refund along with the interest is paid to the complainant.*
- vii. *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. **Expat Projects and Development Pvt. Ltd.**, has not complied with the order, and not paid the penalty, the case has been referred to the Collector, North Goa, for recovery as arrears of Land Revenue.