



DEVASHRI NIRMAN LIMITED LIABILITY PARTNERSHIP
A VASANTRAO DEMPO ENTERPRISE

Date: 07/09/2026

To,
The Authorised Officer,
Goa Real Estate Regulatory Authority (Goa RERA),
Panaji – Goa.

Sub: Intimation regarding the suspension of construction activities
due to on-going judicial proceedings.
Project Name: "FLORENZA by DEVASHRI"
RERA Registration No: PRGO11232120

Ref:

1. Letter from RERA dated 28/08/2025 bearing F.No: 3/RERA/New Proj(1274)/2023/1294.
2. Letter by M/S Devashri Nirman LLP dated 13/04/2026.

Dear Sir/Madam,

We, M/S Devashri Nirman LLP (the "Promoter"), write with reference to your Letter dated 28/08/2025 bearing F.No: 3/RERA/New Proj(1274)/2023/1294, wherein an explanation/status update was sought regarding the construction status of our project "FLORENZA by DEVASHRI" (RERA Reg. No: PRGO11232120).

In response to the same, and further to our letter dated 13/04/2026, we beg to submit the following factual clarifications and legal updates for your kind record:

GOA REAL ESTATE
REGULATORY AUTHORITY



07/09/26

The construction of the subject project was initiated only after procuring all requisite statutory permissions, technical clearances, plan approvals, and a valid Construction License from the competent local authorities.

The Construction License for the project was duly obtained in the month of August 2023, following which lawful, on-site development and construction activities immediately commenced.

The queries raised by this Hon'ble Authority regarding the pending litigation and its subsequent impact on the project "FLORENZA by DEVASHRI", we beg to submit our clause-by-clause clarifications as follows:

a. Particulars and Filing Date of the Pending Litigation

The litigation in question was instituted by 'The Goa Foundation' by way of a Public Interest Litigation, registered as PIL Writ Petition No. 30 of 2023 before the Hon'ble High Court of Bombay at Goa.

The said PIL was Registered on dated 13/09/2023, challenging permissions granted under the Outline Development Plan (ODP) across five specific villages.

It is highly pertinent to highlight that the Promoter firm, M/S Devashri Nirman LLP, was never a party respondent to these proceedings.

Subsequently the Hon'ble High Court allowed the said Writ Petition. Vide its Judgment and Order dated 23/06/2025, the Hon'ble Court held *inter alia* that construction permissions granted across five specific villages (viz. Calangute, Candolim, Arpora, Nagoa, and Parra) based on the Outline Development Plan (ODP) were



unsustainable, ruling that such evaluations ought to have been structured under the framework of the Regional Plan 2021.

To safeguard the rights of the project and its allottees, the Promoter (M/S Devashri Nirman LLP) has subsequently preferred an independent Special Leave Petition (SLP) bearing No. Special Leave Petition (Civil) No. 023585-023587 of 2025 before the Hon'ble Supreme Court of India filed on dated 11/08/2025.

b. Status of Disclosure to Goa RERA under the Act and Rules

At the time of submitting the application for RERA registration, there was no active, recorded litigation specifically restricting or disputing the land title or construction permissions of the subject project. Consequently, the Form II Affidavit correctly reflected the legal status as on the date of submission.

The litigation was dynamic and generalized to five villages rather than targeting our specific project by name initially. However, upon the passing of the Judgment and Order dated 23/06/2025 by the Hon'ble High Court, followed by the Status Quo Order dated 21/07/2025 by the Hon'ble Supreme Court, the Promoter has acted with absolute transparency. The fact of the judicial suspension of work has been systematically compiled and brought to the notice of this Authority via our prior communications, including our letter dated 13/04/2026, satisfying the continuous disclosure norms mandated under the RERA framework.

The copy of the said letter dated 13/04/2026 along with the letter to the allottees and the Status Quo Order dated 21/07/2025 by the Hon'ble Supreme Court is hereto annexed and marked as Annexure "A-Colly".



c. Information Disclosed to Allottees regarding Rights and Remedies

The Promoter maintains an open and transparent channel of communication with all stakeholders. All existing allottees of "FLORENZA by DEVASHRI" have been duly informed regarding the unexpected legal developments, the sudden suspension of work necessitated by the Hon'ble Supreme Court's *Status Quo* order, and the subsequent legal remedies being pursued by the firm.

The allottees have been apprized about the delay via our letter dated 22/01/2026. They have been further reassured that the Promoter has actively moved the Hon'ble Supreme Court of India via an independent Special Leave Petition (SLP) specifically praying for interim reliefs to protect the allottees' equity and resume construction at the earliest instance.

d. Proposed Fresh Completion Date

Because the project is currently bound by a judicial mandate to maintain *Status Quo* as ordered by the Hon'ble Supreme Court, the exact duration of the legal impasse remains fluid and conditional upon judicial timelines.

Meanwhile, the Promoter is actively following up with the Government of Goa regarding necessary remedies or alternatives.

We state that the delay/suspension of the project is entirely due to reasons beyond the control of the Promoter, falling squarely under *Force Majeure* statutory exceptions due to pending judicial litigation.



✓

The above clarification may kindly be taken on record.

Thanking you.

Yours faithfully,



Authorised Signatory
M/S Devashri Nirman LLP





DEVASHRI NIRMAN LIMITED LIABILITY PARTNERSHIP
A VASANTRAO DEMPO ENTERPRISE

13th April 2026

To,
The Authorised Officer
Goa Real Estate Regulatory Agency (Goa RERA)
Panaji - Goa.

Sub - Intimation of Suspension of construction due to court proceedings - Project "FLORENZA BY DEVASHRI"

Re: RERA Registration No PRGO11232121.

Dear Sir/Madam,

With reference to your email dated 16th March regarding our letter inward vide no. 195 dated 28/01/2026, pertaining to the suspension of construction due to ongoing court proceedings, we submit the following clarifications:

1. We have informed allottees individually regarding the current status of the project. One sample email Copy of the communication emails sent to the allottees are enclosed herewith for your reference.
2. As on date, the court has asked to maintain Status Quo. Relevant supporting document is attached for your perusal.
3. The current status of construction work will depend on the outcome of the court case.

We trust the above clarifications suffice. Should you require any further information or documentation, we shall be pleased to provide the same.

Thanking you.

Yours Faithfully,

For Devashri Nirman LLP


Dattaprasad Pholkar
GM (Operations)



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ADMN Office: 710, 7th Floor, Dempo Towers, Patto Plaza, Panaji-Goa 403 001 Tel.: 91-832-6650605, 606,609 (Direct), Fax:91-832-6650604
E-mail- sales@devashrinirman.com, Website: www.devashrigrup.com

Sample

Jan 22, 2026

To,

Mr. PRASAD D. KASHALKAR

H.NO 614(5),ST.ANTHONY WADDO,GURJI,MAPUSA,NORTH,
Goa,India,403507

SUB :Intimation Regarding Developments Affecting Completion Timeline of Project
"FLORENZA".

Dear Sir / Madam

This is to inform you about certain developments that have occurred and which have affected the completion of our project "FLORENZA" by Devashri, located at Survey No. 29/1-B-1 & 29/6 of Arpora Village, Bardez, Goa. This communication is addressed to you in the interest of transparency, as these developments have impacted the delivery timelines stipulated in the Agreement for Sale dated Feb 05, 2024, executed between us in respect of your Apartment No.008 in Building "F" at Project FLORENZA.

You are aware that the project was commenced only after obtaining all relevant statutory permissions, approvals of plans, clearances, and the construction license. The construction license for the project was obtained in the month of August, 2023, pursuant to which construction activities were initiated.

In or around the end of August 2023 or beginning of September 2023, the Goa Foundation filed Public Interest Litigation, being PIL WP No. 30/2023, before the Hon'ble High Court of Bombay at Goa. It is pertinent to note that our firm, M/s. Devashri Nirman LLP, was not impleaded as a party respondent in the said PIL.

The Hon'ble High Court was pleased to allow the said petition and, vide its Judgment and Order dated 23-06-2025, held that the permission granted to projects in five villages, namely Calangute, Candolim, Arpora, Nagoa, and Parra, based on the Outline Development Plan (ODP), were illegal and were required to be granted on the basis of the Regional Plan 2021.

The said Judgment and Order was thereafter challenged by the State of Goa before the Hon'ble Supreme Court of India by way of a Special Leave Petition (SLP).

We wish to inform you that the Hon'ble Supreme Court, in the SLP preferred by the State of Goa, vide its Order dated 21-07-2025, was pleased to direct the parties to maintain status quo as on that date. In view thereof, we were constrained to suspend our construction activities pending further hearing in the matter.

Subsequently, upon legal advice, we have also preferred an SLP before the Hon'ble Supreme Court, inter alia, challenging the aforesaid Judgment and Order passed by the Hon'ble High Court. Through our SLP, we have sought interim relief for continuation of construction activities in respect of the said project.

We wish to further inform you that the matter is now listed for further hearing before the Hon'ble Supreme Court on 03-02-2026. We are hopeful of securing appropriate orders that would enable us to resume construction activities and endeavour to complete the project at the earliest possible time..

We regret to inform you that the above developments have affected the timelines for delivery of the built-up premises to you. However, we assure you that we are diligently following due process of law to ensure that the situation is resolved favourably and expeditiously.

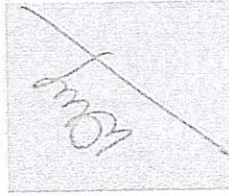
We request you to repose faith in us and thank you for your continued support and cooperation in this matter.

For any further clarifications, please feel free to contact our Legal Manager, Mr. Vivek Desai on 7020277105 or email him on vivek@devashirigroup.com.

Thanking you,

Yours Faithfully

For DEVASHIRI NIRMAN LIMITED LIABILITY PARTNERSHIP



Authorised Signatory

ITEM NO.806 (MM)	COURT NO.3 S U P R E M E C O U R T O F I N D I A RECORD OF PROCEEDINGS	SECTION IX
Petitioner(s) for Special Leave to Appeal 15975/2025	(C) No(s).	15973-
[Arising out of impugned final judgment and order dated 13-03-2025 in PILWP No. 16/2023 13-03-2025 in PILWP No. 2317/2024 13-03-2025 in PILWP No. 17/2023 passed by the High Court of Judicature at Bombay at Goa]		
THE STATE OF GOA	Petitioner(s)	
THE GOA FOUNDATION & ORS.	Respondent(s)	

WITH

SLP(C) Nos. 15938-15940/2025

SLP(C) Nos. 19068-19070/2025

Date : 22-07-2025 These matters were orally Mentioned today.

CORAM :

HON'BLE MR. JUSTICE VIKRAM NATH
HON'BLE MR. JUSTICE SANDEEP MEHTA

For Petitioner(s) :

ITEM NO. 40

Mr. Tushar Mehta, Solicitor General (Mentioned by)
Mr. Vaibhav Gaggar, Sr. Adv.
Mr. Amit Prasad, Adv.
Ms. Astha Singh, Adv.
Mr. Bhuvan Kapoor, Adv.
Ms. Rohini Jaiswal, Adv.
Mr. Manas Kotak, Adv.
Ms. Sneha Nair, Adv.
Mr. Arpit Gupta, Adv.
Mr. Rajeev Ranjan, Adv.
Mr. Divya Ratap Parmar, Adv.
Ms. Anu Shivastava, AOR

Signature Not Verified
Digitally signed by
Sandeep Mehta
DN: cn=Sandeep Mehta,
o=Goa Foundation,
c=IN

For Respondent(s) :

Mr. Dr S Muralidhar, Sr. Adv.
Mr. Sivagnanam Karthikeyan, Adv.
Ms. Ira S Mahajan, Adv.
Ms. Ninni Susan Thomas, Adv.
Mr. Om D'Costa, Adv.
Mr. Siddhant Buxy, AOR
Ms. Shambhavi Padhye, Adv.

For Petitioner(s) :
ITEM NO.41

Mr. Ravi Shankar Prasad, Sr. Adv.
Ms. Misha Rohatgi, AOR
Mr. Nakul Moha, Adv.
Ms. Rohini Jaiswal, Adv.
Mr. Manas Kotak, Adv.
Ms. Sneha Nair, Adv.
Mr. Amulya Upadhyay, Adv.
Mr. Rohit K. Debnath, Adv.

For Respondent(s) :

Mr. Shobh Alam, Sr. Adv.
Mr. Sivagnanam Karthikeyan, Adv.
Ms. Ira S Mahajan, Adv.
Ms. Dev Sareen, Adv.
Mr. Om D'Costa, Adv.
Mr. Siddhant Buxy, AOR
Ms. Shambhavi Padhye, Adv.

For Petitioner(s) :
ITEM NO.57

Mr. Mukul Rohatgi, Sr. Adv.
Ms. Rohini Jaiswal, Adv.
Mr. Manas Kotak, Adv.
Ms. Sneha Nair, Adv.
Ms. Anu Shrivastava, AOR

For Respondent(s) :

Dr. S Muralidhar, Sr. Adv.
Mr. Sivagnanam Karthikeyan, Adv.
Ms. Ira S Mahajan, Adv.
Ms. Ninni Susan Thomas, Adv.
Mr. Om D'Costa, Adv.
Mr. Sahil Bhallaik, AOR
Mr. Tushar Giri, Adv.
Mr. Siddhant Anil Khanna, Adv.
Mr. Ritik Arora, Adv.
Mr. Shiva Mishra, Adv.

UPON hearing the counsel the Court made the following
O R D E R

The order dated 21st July, 2025 shall stand
corrected as follows :

"Issue notice, returnable on 26th
August, 2025.

Learned counsel representing some of
the respondents may file their counter
affidavits within two weeks. Petitioners
have two weeks thereafter to file rejoinder
affidavits.

Notice be served to unrepresented
respondents.

Till the next date, parties shall
maintain status quo, as it exists today in
all the matters and it is further provided
that proceedings before the High Court shall
remain stayed w.r.t. the petitions giving
rise to Special Leave Petition(Civil) Nos.
15973-15975/2025.

List all these matters together on
26th August, 2025 "

(SONIA BHASIN)
ASST. REGISTRAR-cum-PS

(RANJANA SHAILEY)
ASSISTANT REGISTRAR