

- (3) In case passengers desire to avail the vehicle on sharing basis, the figures in Column 6 should be divided by the capacity of the vehicle so as to arrive at per passenger cost.
- (4) If any vehicle of capacity, make, and model is not covered in this list the permit holder shall apply to STA for fixing the fares and updating the list.
- (5) The permit holders shall display fares at a prominent place in their vehicles.

This Notification shall come in to force on the date of its publication in the Official Gazette.

Rajan Satardekar, Member Secretary, State Transport Authority.

Panaji, 4th August, 2021.

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Department of Urban Development
Goa Real Estate Regulatory Authority

Notification

1/RERA/Regulations of GRERA/2020/04

**EXTENSION OF REGISTRATION OF
REAL ESTATE PROJECT
REGULATION, 2021.**

In exercise of the powers conferred by section 6 and section 85(2) of the Real Estate (Regulation and Development) Act, 2016 hereby makes the following regulation, namely:—

1. *Short title and commencement.*— (1) These regulations may be called the Extension of Registration of Real Estate Project by the Goa Real Estate Regulatory Authority Regulation, 2021.

(2) They shall come into force at once.

2. *Definitions.*— (1) In these regulations, unless the context otherwise requires,—

(a) “Act” means the Real Estate (Regulations and Development) Act, 2016;

(b) “Chairperson” means the Chairperson of the Goa Real Estate Regulatory Authority appointed under section 21;

(c) “Section” means a section of the Act;

(d) “Authority” means the Real Estate Regulatory Authority established under sub-section (i) of section 20;

(e) “Extension” means extension of the validity period already approved for completion of the real estate project under section 6;

(f) “Real Estate Project” means as defined under section 2 and sub-section (zn) of the Act;

(g) “Authenticated copy” means self attested copy by the applicant or authorized person;

(h) “Promoter” means as defined under section 2 and sub-section (zk) (i) (ii) (iii) (iv) (v) and (vi) of the Act;

(i) “Force majeure” means as defined under section 6 of the Act;

(j) “Regulation” means as defined in the section 2 and sub-section (zo) of the Act;

(2) Words and expressions used in these regulations but not defined shall have the meaning as respectively assigned to them in the Act.

3. The Extension of Registration of Real Estate projects is governed by the provisions under section 6, Extension of Registration under Real Estate (Regulation and Development) Act, 2016, read with Rule 7 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate agents, Rates of Interest and Disclosures on Website) Rules, 2017 thereof.

4. The extension for Real Estate Projects will be regulated as following:

(i) The promoter(s) have to apply to the Goa RERA (Authority) at least 3 (three) months prior to the validity of the registration period expires and only in exceptional and unforeseen circumstances the said period of three months may be waived by the Authority.

(ii) The application shall be made to the Authority through online Form 'V' (Annexure-I) as prescribed in above said rules.

(iii) The application should be accompanied with the following:

(a) Project Registration Number;

(b) Validity of the period of the project;

(c) Fees calculated on the area of land proposed to be developed at the rate of rupees ten per square meters (Rs. 10/ sq.m.), subject to a minimum of rupees fifty thousand only (Rs. 50,000/-) and a maximum of rupees ten lakhs only (Rs. 10,00,000/-), as prescribed in the above said rules;

(d) Authenticated copy of the proposed plan of the project showing the stage of development works undertaken till date;

(e) Explanatory note regarding state of development works in the project and reason for not completing the development works in the project within the period declared in the declaration submitted in (Affidavit) 'Form II' at the time of making application for registration of the project;

(f) Authenticated copy of extension of construction approval from the Competent Authority;

(g) The original project registration certificate (for non-digitally signed certificate only);

5. The Authority has the right to extend or reject the request based on reasonable circumstances on the facts of each case.

6. The Authority has the right to waive the fees for extension based on facts of each case whether it falls under force majeure or not.

7. Extension may be considered which shall in aggregate not to exceed a period of one year. Extension beyond one year will be decided on case by case basis.

8. Extension accorded is without prejudice to the rights of the stakeholders. The promoter should inform extension accorded to all stakeholders immediately.

9. In case of rejection of extension, the Authority shall give an opportunity of being heard to the applicant.

S. Kumaraswamy, IAS (Retd).
Chairperson, Goa RERA

Place: Panaji.

Dated: 7th July, 2021.

ANNEXURE I

FORM 'V'

[See Rule 7(1)]

APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

From:

To

The Goa Real Estate Regulatory Authority,

Sir,

I/We hereby apply for extension of registration of the following project registered with the regulatory authority vide project registration certificate bearing No. which expires on

As required I/We submit the following documents and information, namely:—

- (i) Rupees as fees for extension as provided under sub-rule (3) of rule 7;
- (ii) Authenticated copy of proposed Plan of the project showing the stage of development works undertaken till date;
- (iii) Explanatory note regarding the state of development works in the project and reason for not completing the development works in the project within the period declared in the declaration submitted in Form 'II' at the time of making application for the registration of the project:

(State the reasons here);

(iv) Authenticated copy of the permission/approval from the competent Authority which is valid for a period which is longer than the proposed term of extension of the registration sought from the regulatory authority; (i) The original project registration certificate; and (ii) Any other information as may be specified by regulations.

Yours faithfully,

Place:

Signature and seal (if any) of the applicant(s)

Dated:

www.goaprintingpress.gov.in

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