



GOA REAL ESTATE REGULATORY AUTHORITY

DEPARTMENT OF URBAN DEVELOPMENT

GOVERNMENT OF GOA

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F. No:3/RERA/Tech.Orders/2020/54

Date: 29/01/2021

Order

Sub: Prior registration of Real Estate Project with the Goa Real Estate Regulatory Authority (Goa RERA) by the Development Authority or Public body under the Government.

As per the provisions under Section 3 and Section 2 (zk) (iii) (a) (b) and (iv) of the Goa Real Estate (Regulation and Development) Act, 2016 read with Rule – 3 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects) Rules, 2017, prior registration of the real estate project is necessary for the Development Authority or Public body under the Government before offering it to the public / members/ allottees/ beneficiaries, etc, where the area of land proposed to be developed exceed five hundred square meters or the number of apartments proposed to be developed exceed eight inclusive of all phases.

2. The Goa Real Estate Regulatory Authority has deliberated the above issue in its meeting held on 12/02/2020. The Authority was of the view that Development Authorities / Public bodies / State level co-operative Housing Society, etc. under Government of Goa engaged for providing public housing to public/ members/ beneficiaries/ allottees, etc. on land owned by them or placed at their disposal by the Government.

The Authority came to conclusion, such organisation require prior registration of its real estate projects with Goa RERA before offering it to the public/ members/ beneficiaries/ allottees, etc.

The Authority had also concluded that any such on-going project(s) before the deadline date extended by the Government of Goa after the Authority was constituted, but have not received Completion Certificate from the Competent Authority required registration with Goa RERA.

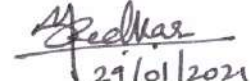
3. The matter was referred to the Law Department, Government of Goa through Urban Development Department. The Law Department, Government of Goa has opined under:

3.1."It is for the said Real Estate Regulatory Authority as constituted under section 20 of the said Act to decide as regards the issuance of the directions (if any) for implementation of the Act as the powers as regards 'grant', 'extension' and 'revocation' of registration of Real Estate Projects are vested in the said Authority by virtue of sections 5,6 and 7 of the said Act, 2016."

In the light of above, the Goa Real Estate Regulatory Authority hereby notifies to all concerned Departments/Development Authorities/ Public body under the Government of Goa to seek prior registration of real estate projects, as per section 3 of the said Act, 2016 before offering it to the public/ members/ allottees/ beneficiaries etc. where the project is proposed to be developed on lands owned by them or placed at their disposal by the Government wherein area of the land proposed to be developed exceed five hundred square meters or the number of apartments proposed to be developed exceed eight inclusive of all phases.

Further, any such on-going project(s) before the deadline date extended by the Government of Goa after the Authority was constituted, but have not received Completion Certificate from the Competent Authority requires registration with Goa RERA.

4. This issues with approval of the Competent Authority.


29/01/2021

(Yugandaraj V. Redkar)
Dy.T.P., RERA
(Addl. Charge)

To,

1. Secretary, General Administration
2. The Chief Secretary, Secretariat
3. Secretary, Urban Development
4. Principal Secretary, Finance
5. Secretary, Ports
6. Secretary, Social Welfare
7. Secretary, Revenue
8. Secretary, Agriculture
9. Secretary, Art and Culture
10. Secretary to Chief Minister
11. Secretary, Water Resources
12. Member Secretary, SGPDA
13. Member Secretary, NGPDA
14. Member Secretary, GPPDA
15. Member Secretary, MPDA

With a request to circulate to all Departments / Offices concerned for appropriate action. Goa RERA has also uploaded this Order on www.rera.goa.gov.in (website)