

FORM GFR – 11
SALE ACCOUNT

Item No.	Particulars of Stores Quantity/ Weight	Quantity/ Weight	Name and full address of purchaser	Highest bid accepted	Highest bid rejected	Earnest money realized on the spot	Date on which the complete amount is realized and credited into treasury	Whether the articles were actually handed over on the spot. If not, the actual date of handing over of the articles with quantities	Auctioneer's Commission and acknowledgement for its payment
1	2	3	4	5	6	7	8	9	10

Signatures of the Condemnation Committee members:

Designation:

Date:

Department of Social Welfare
Directorate of Social Welfare

Notification

50-354-2002-03-HC/Part-II/7941

Read:- 50/354/2002-03-HC/Part-I/4247 dated 04-10-2014

- In Clause 1 of the above referred scheme the following words shall be added. "Widow"
- In Clause 3, sub-clause (12) the words "Widow" shall be deleted.
- In Clause 3, sub-clause (17) the following word and figure shall be added.
"Widow" means a woman below the age of 60 years and whose husband is expired.
- In Clause 6 of the said scheme the following words and figures shall be added
"A widow shall be eligible for financial assistance of Rs. 2500/- per month".

This amendment shall come into effect from the date of publication of Notification in the Official Gazette, Government of Goa.

By order and in the name of the Governor of Goa.

Siddhivinayak Naik, Director & Joint Secretary (Social Welfare).

Panaji, 25th March, 2022.

Department of Urban Development
Goa Real Estate Regulatory Authority

Notification

1/RERA/Regulations of GRERA/2020/08

Regulations, 2022.

- Regulation under section 3 of the Real Estate (Regulation and Development) Act, 2016, to reckon the cutoff date for registration of ongoing projects and adjudication of disputes of such cases.

2. Regulation under section 40(1) and (2) of the Real Estate (Regulation and Development) Act, 2016, for enforcement of the order passed by the authority.
3. Regulation under section 31 of the Real Estate (Regulation and Development) Act, 2016, regarding charging separate fee by the adjudicating officer.

In exercise of the powers conferred under section 85(1) and (2) of the Real Estate (Regulation and Development) Act, 2016, the Goa Real Estate Regulatory Authority hereby makes the following regulations, namely:—

1. *Short title and commencement.*—(1) These regulations may be called

(i) Regulation under section 3 of the Real Estate (Regulation and Development) Act, 2016, to reckon the cutoff date for registration of ongoing projects and adjudication of disputes of such cases.

(ii) Regulation under section 40(1) and (2) of the Real Estate (Regulation and Development) Act, 2016, for enforcement of the order passed by the Authority.

(iii) Regulation under section 31 of the Real Estate (Regulation and Development) Act, 2016, regarding charging separate fee by the Adjudicating Officer.

(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) “Adjudicating officer” means the adjudicating officer appointed under sub-section (1) of section 71;

(c) “Authority” means the Real Estate Regulatory Authority established under sub-section (1) of section 20;

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

(e) “Completion certificate” means the completion certificate, or such other certificate, by whatever name called, issued by the competent authority certifying that the real estate project has been developed according to the sanctioned plan, layout plan and specifications, as approved by the competent authority under the local laws;

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

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

(h) “Rule” means the rules made under this Act by the appropriate Government;

(i) “Real estate project” means as defined in section (2) clause (zn)

(j) “Real estate agent” means as defined in section (2) clause (zm),

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

3. Regulation under section 3 of the Real Estate (Regulation and Development) Act, 2016, to reckon the cut off date for registration of ongoing projects and adjudication of disputes of such cases.

The Authority has decided to reckon the cut off date for registration of ongoing real estate projects and adjudication of disputes of such cases under Section 3 of the Real Estate (Regulation and Development) Act, 2016 read with Rule-4 of the Goa Real Estate Project Registration Rules-2017 as following:

(i) Real Estate (Regulation and Development) Act, 2016 has been implemented in the state with effect from 01-05-2017. The Government of Goa notified the constitution of the Goa Real Estate Regulatory Authority with effect from 25-05-2017; notification of Rules thereof with effect from 24-11-2017.

(ii) As per Rule-4 of the said Rules, the deadline for registration of ongoing real estate projects for which completion certificate was not issued was three months from 24-11-2017 i.e. upto 23-02-2018. Further, the said deadline/last date for registration without penalty was extended till 23-03-2018.

(iii) The registration of ongoing projects and complaint cases pertaining to such ongoing projects will be adjudicated by the Authority taking into consideration above mentioned developments.

4. Regulation under section 40(1) and (2) of the Real Estate (Regulation and Development) Act, 2016, for enforcement of the order passed by the Authority.

The Authority has decided to regulate the enforcement of recovery cases under section 40(1) and (2) of the Real Estate (Regulation and Development) Act, 2016 read with Rule-3 of the Goa Real Estate (Regulation and Development) (Recovery of Interest, Penalty and Compensation) Rules, 2017 as following:

(i) Once an order has been passed by the Member of the Authority/Adjudicating Officer, 30 days time would be given to the respondent to comply with the said order. The respondent has to comply with the order within 30 days of its receipt.

(ii) In case the order does not get served to the complainant, an email would be sent to the respondent's given email id and it would be deemed to be served. Simultaneously, the order would also be uploaded on the Goa RERA website/webpage of the respondent.

(iii) However, if an order is not complied within 30 days by the respondent, the process of recovery would be set in motion by the Authority after the 60 days of appeal period is over, provided no stay order, if any, granted from the Appellate Court is

received by the Authority. In case, the Appellate Court grants stay order, the recovery proceeding will be temporarily put on hold till further orders. Intimation would be forwarded to the concerned Mamlatdar accordingly.

(iv)(a) For recovery of refund of deposit with interest payable to the complainant, the name and address of the complainant would be provided in the requisite format, so as to enable the concerned Mamlatdar to contact the complainant directly and seek necessary information on bank account details to transfer the recovered amount to the account of the complainant. The Mamlatdar will have to inform the Authority on making the said recovery and crediting the said amount to the complainant's account.

(b) For recovery of compensation with interest payable to the complainant, the name and address of the complainant would be provided in the requisite format, so as to enable the concerned Mamlatdar to contact the complainant directly and seek necessary information on bank account details to transfer the recovered amount to the account of the complainant. The concerned Mamlatdar will have to inform the Authority on making the said recovery and crediting the said amount to the complainant's account.

(c) For recovery of penalty with interest payable to the Government, the Bank Account details of the Authority would be provided to the concerned Mamlatdar by the Goa RERA. Such proceeds shall be deposited to the designated budget head immediately by the Authority.

(v) The Authority is sitting independently to adjudicate complaints. Similarly, the Adjudicating Officer is sitting independently to decide compensation. The enforcement of the order and monitoring of consequential legal matters may be

entrusted to the same Member/Adjudicating Officer who decided the complaint/compensation.

5. Regulation under section 31 of the Real Estate (Regulation and Development) Act, 2016, regarding charging separate fee by the Adjudicating Officer.

The Authority has decided not to charge complaint fee separately under section 31 of the Real Estate (Regulation and Development) Act, 2016 read with Rule-6 and Rule-7 of the Goa Real Estate (Regulation and Development) Complainants Rules, 2017 for adjudication of compensation by the Adjudicating Officer in respect of cases where Authority has decided its part in the first instance and thereafter referred it to the Adjudicating Officer for deciding compensation.

The Authority has also deliberated the nature of complaint and the relief sought by the complainant. In some complaints, the complainant raised various violations under the Act, but sought only either compensation with interest or refund of money with interest. Under such circumstances, the concerned Member of the Authority/Adjudicating Officer may extend an opportunity to the complainant to file supplementary complaint manually seeking specific relief. No fee would be charged for filing supplementary complaint.

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

Panaji, 25th March, 2022.

Government Printing Press

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