

4. Particulars of Bank Account:
- a) Name of the Bank :
 - b) Name of the branch:
 - c) Address of the branch:
 - d) 9 digit code No. of the bank and
 - e) Branch as appearing on MICR cheque
 - f) IFSC code (11 digit) of the branch
 - g) Type of account
 - h) Account No. (as appearing on cheque book)

(In lieu of the bank certificate to be obtained as under, please attach a blank cancelled cheque or photocopy of the cheque issued by your bank of verification for the above particulars)

I hereby declare that the particulars given above are correct and complete. If the transaction is delayed or not effected at all for reasons of incomplete or incorrect information, I would not hold the user institution responsible. I agree to discharge the responsibility expected of me as a participant under the scheme.

Signature of the Applicant

Certified that the particulars furnished above are correct as per our records

Bankers Stamp
Date:

Signature of the authorized
Official of the Bank

Note: all columns/dates should be filled in block/capital letters.



Department of Urban Development
Goa Real Estate Regulatory Authority

Notification

No.1/RERA/Regulations of GRERA/2020/07

Return of Registration Fee of a Real Estate Project and Real Estate Agent by the Authority, Regulations, 2021

In exercise of the powers conferred under section 85(1) and (2) read with 4(1) and 4(2) of the Real Estate (Regulation and Development) Act, 2016, read with clause 5(a) of The Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rate of interest and Disclosures on website) Rules, 2017 and section 9(1) of the said Act and Rule 11(1) (2) and (3) of the said rules hereby makes the following regulation, namely:—

Short title and commencement.— (1) These regulations may be called Return of Registration Fee of a Real Estate Project and Real Estate Agent by the Authority, Regulations, 2021.

(2) They shall come into force at once.

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

(a) “Act” means the Real Estate (Regulation 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 (1) of section 20;

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

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

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

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

(4) *Real Estate Project.* (a) As per provision under section 4(1) Application for registration of real estate projects under Real Estate (Regulation and Development) Act, 2016 and provision under rule 5(a) of The Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate agents, Rate of Interest and Disclosure on website Rules, 2017, at the time application of registration, the promoter shall pay a registration fee, calculated on the area of land proposed to be developed at the rate of rupees ten per sq. mt., subject to a minimum of fifty thousand only and a maximum of rupees ten lakhs only.

(b) Provision 5(a) under Rules 2017, wherein, the promoter may apply for withdrawal of application for registration of the Real estate project before the expiry of the period of thirty days of its submission to Authority. In such cases, the registration fee to the extent of ten percent paid under sub-

rule (5) of above, or rupees fifty thousand whichever is more, shall be retained as charges towards processing of application by the Authority, and the remaining amount shall be refunded to the promoter within a period of thirty days from the date of such withdrawal.

(c) The Authority has come across cases of different nature as following:

(i) Project exempted from registration as the project received completion certificate prior to the cut off date determined by the Government/Authority.

(ii) Project applied for registration but seeking withdrawal of registration within the expiry period of thirty days.

(iii) Project registered with the Authority, subsequently seeking cancellation of registration.

(iv) Project applied for registration but could not be registered due to non-submission of required information/documents, Authority held hearing and decided to reject registration.

(5) *Real Estate Agent.* (a) The registration of real estate agents governed under section 9 of the Real Estate (Regulation and Development) Act, 2016 and Rule 11 and 12 of The Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate agents, Rate of Interest and Disclosure on website Rules, 2017.

(b) Fee of rupees ten thousand is fixed for registration of real estate agent in the case of applicant is an individual under rule 11 (3) (a).

(c) Fee of rupees one lakh is fixed in other cases for registration as real estate agent under rule 11 (3) (b).

(d) The Act and rule is silent about returning of registration fee of the agent in case registration is not accorded.

(6) The Authority has deliberated in detail the provisions under the said Act and rules

and has decided to regulate the return of registration fee of real estate project and real estate agent as following:

(i) Return of registration fee in case of a Real Estate Project

(a) In the case of an exempted real estate project, the authority may deduct one percent of registration fee or rupees one thousand whichever is more and return the remaining amount.

(b) In the case of a real estate project which has applied for registration but seeking withdrawal of registration within the expiry period of thirty days, the Authority may deduct ten percent of registration fee or rupees fifty thousand whichever is more as stipulated under provision (7) of Rules 2017, and return the remaining amount.

(c) In the case of project registered with the Authority but subsequently seeking cancellation, registration fee will not be returned. The promoter has to pay registration fee afresh for registration of the same project in due course on furnishing required information/documents.

(d) In the case of a real estate project where registration is rejected after hearing, registration fee to the extent of ten percent or rupees fifty thousand whichever is more would be deducted. Such projects will be registered with charging fee afresh on furnishing required information/documents.

(ii) Return of registration fee in case of a Real Estate Agent

(a) In the case of Real Estate Agent applied for registration, but seeking withdrawal of registration within the expiry period of thirty days, the Authority may deduct ten percent of the registration fee and return the remaining amount.

(b) In the case of Real Estate Agent registered with the Authority but subsequently seeking cancellation, registration fee will not be returned. The Real Estate Agent has to pay registration fee afresh for registration in due course on furnishing required information/documents.

(c) In the case of Real Estate Agent where the Authority rejected registration of individual real estate agent, fee to the extent of ten percent will be deducted and in the case of company/firm, etc, fee to the extent of Rupees Fifty thousand will be deducted. Such Real Estate Agent has to pay registration fee afresh for registration as agent along with required information/documents.

(7) The Authority has decided that all the existing cases as well as cases in future shall be regulated as above.

(8) The Authority has decided that all unclaimed fees should be treated as revenue of the Authority, and in future if any claim made, that would be decided by the Authority case to case basis on merits.

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

Panaji, 6th October, 2021.

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