



GOA REAL ESTATE REGULATORY AUTHORITY

DEPARTMENT OF URBAN DEVELOPMENT

GOVERNMENT OF GOA

101, 1st Floor, 'SPACES' Building, Plot No. 40, EDC Patto Plaza, Panaji 403 001 GOA

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F.No: 3/RERA/Off. Matters/2019/ 718

Date: 04/10/2022

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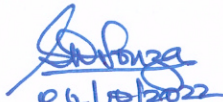
Sub: Registration of Joint Development Agreement between Promoter/ Builder and Land Owner.

It has been observed by the Authority that the promoters/ builders and land owners who intend to register real estate projects with the Goa RERA, often submit the notarised joint development agreement without registering the document in the jurisdictional Sub-Registrar. It has also been observed that some promoters/ builders and land owners submit only Memorandum of Understanding stating joint development agreement will be entered in due course. Some promoters/ builders submit the joint development agreement notarised from non-jurisdictional area.

2. Section 4 of The Real Estate (Regulation and Development) Act, 2016 read with Rule 3(2) (d) 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, mandates collaboration agreement, development agreement, joint development agreement or any other form of agreement, as the case may be, entered into between the promoters and owner of the land. Further, such documents/ transactions are required to be registered under Section 17 of the Indian Registration Act, 1908.
3. In the light of the above, all real estate promoters / builders and land owners are hereby directed to furnish registered joint development agreement or

collaboration agreement or any other form of agreement, which comes within the purview of section 17 of the Indian Registration Act as the case may be, entered into between the promoters and land owners which is duly registered with the jurisdictional Sub-Registrar, in which, project is located for registration of the real estate project. In the event of non-submission of such document, the Authority would cause hearing of the applicant for submission of the same within given time frame or else the registration would be liable to be rejected.

4. This issues with approval of the Goa Real Estate Regulatory Authority.


04/05/2022
(Sandra D'Souza)
O.S.D., RERA

Copy to:

1. The President, CREDAI, Goa 315, Gera Imperium-II, Patto Plaza, Panaji-Goa 403 001 with a request to kindly inform all CREDAI members.
2. The Chairman, The Institute of Engineers (India), D-Type Quarters, D-8-1, Government Polytechnic Campus, Altinho, Panaji - Goa. 403 001 with a request to kindly inform all members.
3. The Chairman, The Indian Institute of Architects (IIA-Goa Chapter), Trupti, Patrakar Nagar, Porvorim, Bardez, Goa, 403 521 with a request to kindly inform all members.
4. The Chairman, WIRC Goa Institute of Chartered Accountants of India, 201/2, 2nd Floor, Kamat Towers, Patto Plaza, Patto Centre, Panaji, Goa 403 001 with a request to kindly inform all members.
5. The Chairman, PNS, 501, Radiance Kotwal Park, Near Bodyline Gym, Opposite Ved Mandir, Trimbak Road, Tilakwadi, Nashik, 422002 with a request to kindly inform all members..
6. The Technical Assistant, Goa RERA for uploading in the Goa RERA website.