



**GOA REAL ESTATE REGULATORY AUTHORITY**  
**DEPARTMENT OF URBAN DEVELOPMENT**  
**GOVERNMENT OF GOA**

101, 1<sup>st</sup> Floor, 'SPACES' Building, Plot No. 40, EDC Patto Plaza, Panaji 403 001 GOA  
www.rera.goa.gov.in

Tel: 0832-2437655; e-mail: goa-rera@gov.in

---

No.3/RERA/New.Proj.(825)/2021/734

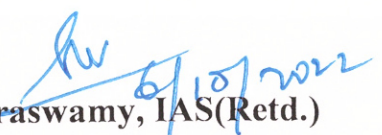
Date:07/10/2022

**ORDER**  
**(Dated 06/10/2022)**

Goa Housing Board under Government of Goa located at Alto Betim, Porvorim has applied before the Goa Real Estate Regulatory Authority vide application dated 17.11.2021 for registration of completed project "Plotted Development Schemes at Curca" at Village Curca, Tiswadi Taluka, District North Goa, under Survey No. 24/1-A.

2. Technical Section has scrutinized the application and observed as following:- sanctioned plan is not readable; draft agreement requires masking Aadhar and PAN; CA certificate with annexure A; affidavit pertaining to self financed status of the project.
3. Heard the party on 27.07.2022. Shri Ramesh Raikar, Executive Engineer has represented the Goa Housing Board and submitted the following:- approved site plan by the competent authority; format of order of allotment and sale letter; draft agreement to be entered with the buyer as per Goa Housing Board norms; declaration cum undertaking; CA certificate with annexure A; minutes of board meeting held on 25.06.2021 with regard to sale of property; details of project cost; affidavit cum declaration.

4. Goa Housing Board, earlier furnished documents such as, final No.Objection Certificate issued by the Village Panchayat Curca, Bambolim dated 30.07.2019 for sub division of plots; final No Objection Certificate issued by the Town and Country Planning Department dated 04.02.2019 for sub division of plots; certificate of possession of land dated 22.04.2003 issued by Dy. Collector, Panaji-Goa; Land acquisition award issued by the Dy. Collector Panaji dated 18.02.2003.
5. On the basis of above documents and information furnished by the applicant, it is decided to accord registration to the “ plotted development schemes at Curca “by the Goa Housing Board as completed project with starting date of the project as 11.10.2016 and completion date 30.07.2019”.
6. Further, Goa Housing Board is directed to inform all prospective buyers of plots to seek prior registration of real estate projects before construction and sale of flats/apartments which are coming under the purview of Real Estate (Regulation and Development) Act, 2016 and Rules thereof with Goa Real Estate Regulatory Authority.

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

- (i) Shri. Ramesh Raikar, Executive Engineer representing Goa Housing Board, Alto Betim, Porvorim, 403521.
- (ii) Technical Section, Goa RERA for further necessary action.
- (iii) Legal Section for further necessary action.
- (iv)Accounts Section, Goa RERA.