



GOA REAL ESTATE REGULATORY AUTHORITY

101, 1st 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

F.No:1/RERA/Circulars/2019/ 830

Date: 21/08/2023

CIRCULAR

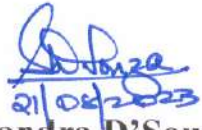
Sub: In the matter of filing correct details of land owner(s) under Project Registration Details Menu (Promoter's page) for registration of real estate projects under Joint Development Agreement (JDA) route.

Goa RERA has noticed several instances of not filing correct details of land owner(s) by the promoters of real estate project in the Project Registration Details Menu (Promoters page) especially under Promoter/Land owner details for registration of real estate projects through Joint Development Agreement (JDA) route.

2. As per provisions under section 2(zk) of the Real Estate (Regulation and Development) Act, 2016, the land owner is also defined as a promoter in addition to the Promoter / Investor of the real estate project for the purpose of sale of building or apartment or flat or plot to the general public.

3. Further, the explanation to the said section also mandates, where the person who constructs or converts a building into apartments or develops a plot for sale and the person who sells apartments or plots are different persons, both of them shall be jointly liable as such for the functions and responsibilities specified under the Act or the rules and regulation thereunder.

4. In the light above, the land owner is deemed as a promoter of a real estate project under Joint Development Agreement in addition to the Promoter / Investor of the project for sale of building or apartment or flat or plot to the general public.
5. Therefore, (a) all promoters / land owners who already registered their project under Joint Development Agreement route with Goa RERA are hereby directed to update correct details of land owner(s) in the promoters page and (b) all prospective promoters / land owner(s) of real estate project under Joint Development Agreement route to file correct details of land owner(s) in the promoter's page.
6. This issues with approval of the Authority.


21/08/2023
(Sandra D'Souza)
O.S.D., Goa RERA

Copy to:

- 1) The President, CREDAI -GOA, 315, Gera Imperium -II, Patto Plaza, Panaji, Goa 403001.
- 2) Goa Association of Realtors, Delta 203, 2nd Floor, Devashree Pinto-Ville, Opp. Devashri Green, Socorro, Porvorim, Goa-403501.
- 3) The President, WIRC Goa Institute of Chartered Accountants of India, 201/2, 2nd Floor, Kamat Towers, Patto Plaza, Patto Centre, Panaji, Goa, 403001.
- 4) 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.
- 5) Technical Section (Goa RERA).