



GOA REAL ESTATE REGULATORY AUTHORITY

DEPARTMENT OF URBAN DEVELOPMENT

GOVERNMENT OF GOA

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CIRCULAR

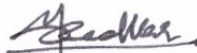
Sub: - Extension of Registration of Real Estate Project, under Section 6 of RERA (Act), 2016.

The Extension of Registration of Real Estate projects is governed by the provisions under Section 6, Extension of registration, read with Rule 7 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 thereof.

2. The following advisory is issued to regulate such cases smoothly:

- (i) The promoter(s) have to apply to the Goa RERA (Authority) at least 3 (three) months prior to the validity of the registration.
- (ii) The application shall be made to the Authority in Form 'V' (Annexure-I) as prescribed in above said rules.
- (iii) The application should be accompanied with the following:
 - a) Project registration no.
 - b) Validity of the period
 - c) Fees calculated on the area of land proposed to be developed at the rate of rupees ten per square meters (Rs.10/ Sq.m), subject to a minimum of rupees fifty thousand only (Rs.50,000/-) and a maximum of rupees ten lakhs only (Rs. 10,00,000/-), as prescribed in above said rules.
 - d) Authenticated copy of the proposed plan of the project showing the stage of development works undertaken till date.

- e) Explanatory note regarding state of development works in the project and reason for not completing the development works in the project within the period declared in the declaration submitted in 'Form II' at the time of making application for registration of the project.
 - f) Authenticated copy of extension of construction approval from the Competent Authority.
 - g) The original project registration certificate.
3. The Authority has the right to extend or reject the request based on reasonable circumstances on the facts of each case.
 4. The Authority has the right to wave the fees for extension based on facts of each case whether it falls under force *majeure* or not.
 5. Extension may be considered which shall in aggregate not to exceed a period of one year.
 6. In case of rejection of extension, the Authority shall give an opportunity of being heard to the applicant.
 7. This circular is issued in supersession of earlier 'Circular' dated 09/12/2019, and with approval of the Authority.


17/01/2020

(Yugandaraj V. Redkar)
Dy. T.P. (RERA)

To all concerned promoter(s).

ANNEXURE – I

FORM ‘V’

[See rule 7(1)]

APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT

From:

To

The Goa Real Estate Regulatory Authority,

Sir,

I/We hereby apply for extension of registration of the following project:
..... registered with the regulatory authority vide project
registration certificate bearing No. which expires on

As required I/we submit the following documents and information, namely:–

- (i) Rupees as fees for extension as provided under sub-rule (3) of rule 7;
- (ii) Authenticated copy of proposed Plan of the project showing the stage of development works undertaken till date;
- (iii) Explanatory note regarding the state of development works in the project and reason for not completing the development works in the project within the period declared in the declaration submitted in Form ‘II’ at the time of making application for the registration of the project: (state the reasons here);
- (iv) Authenticated copy of the permission/approval from the competent authority which is valid for a period which is longer than the proposed term of extension of the registration sought from the regulatory authority; (i) The original project registration certificate; and (ii) Any other information as may be specified by regulations.

Place:

Dated:

Yours faithfully,

Signature and seal (if any) of the applicant(s)