



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

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F.No.3/RERA/Off. Matters/2019/419

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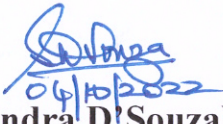
CIRCULAR

Sub: Submission of Conversion Sanad for registration of real estate projects by the promoter/builder.

It has been observed by the Authority that some promoters/builders failed to submit conversion sanad at the time of seeking registration of real estate projects, stating reasons, such as, local authorities already accorded sanction, conversion sanad will be obtained prior to issue of occupancy certificate, etc. In some cases, the Authority has noticed submission of partial conversion sanad instead of complete sanad for proposed development area.

2. Section 4 of The Real Estate (Regulation and Development) Act, 2016 read with proviso Rule 3(2)(k) 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 mandate the requirement of sanad indicating the nature of land as per the Goa Land Revenue Code, 1969 and the rules framed thereunder; and the zone of land as per the Goa, Daman and Diu Town and Country Planning Act, 1974 and the rules and notification issued hereunder.

3. In the light of above, all real estate promoters/builders are hereby directed to furnish complete conversion sanad for the proposed area of development at the time of seeking registration of real estate projects except as exempted under section 35 of Goa Land Revenue Code, 1968. In the event of failure to submit the sanad, 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.


(Sandra D'Souza)
O.S.D (RERA)

Copy to:

1. The President, CREDAI, Goa 315, Gera Imperium-II, Patto Plaza, Panaji-Goa 403001 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 403001 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.