



## GOA REAL ESTATE REGULATORY AUTHORITY

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

F.No 3/RERA/Tech.Orders/2023/302

Date: 20/04/2023

### ORDER

#### **Sub: Updating Progress Report on Registered projects by Promoters.**

The Real Estate (Regulation and Development) Act, 2016 focuses on bringing transparency through disclosure of project related information online by the promoters on regular basis to enable allottees, buyers to make an informed decision for purchase of flats, apartments, plots. Section 11 of the said Act mandates furnishing of such information by the promoters of real estate project.

2. Goa Real Estate Regulatory Authority has already made provision in the web portal for uploading information by the promoters which inter-alia comprising of following:-

- (i) Quarterly Building details, Development details.
- (ii) Annual Statement of Accounts (Form-6) within six months after the end of every financial year.
- (iii) Updation of Inventory (sold/ booked/ unsold).
- (iv) Updation of NOC's pending/ received.
- (v) Updating of photos of the project.
- (vi) Uploading of Completion/ Occupancy Certificate.
- (vii) Uploading Litigations.

3. (i) Quarterly Building details/ Development details shall be filed by the promoter for financial quarters within 30 days of the Quarter end i.e. 30<sup>th</sup> July, October, January and April respectively.  
  
(ii) The Quarterly Building Details may invariably include changes in building plan approvals; physical progress of the project; Booking of plots/ Apartments/ Units; Status of booking of Garages.
4. (i) Annual updates shall include uploading Annual Statement of Accounts in Form-6 within six months at the end of every financial year.
5. (i) Updates on completion of projects shall include Completion Certificate (CC) issued by the Town and Country Planning Department and Occupancy Certificate (OC) issued by the concerned Municipality/ Municipal Council.
6. Other updates:-
  - (i) Updates on Conveyance of project 03 months after receipt of OC include disclosure signed by both promoter and association of allottees confirming conveyance of real estate project.
  - (ii) Change in Encumbrances Report.
  - (iii) Changes in project Professionals including Architect, Engineer, Chartered Accountant, Real Estate Agents.
  - (iv) Formation of legal entity/ Co-operative Society etc. within a period of three months of the majority of allottee having booked plot/apartment/building.
  - (v) Litigation Details.

7. This order will come into force with immediate effect. All projects which are already completed as well as ongoing projects should furnish requisite information within 30 days.
8. This order issues with approval of the Goa RERA.



**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, 2<sup>nd</sup> 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.