



GOA REAL ESTATE REGULATORY AUTHORITY

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F.No:1/RERA/Circulars/2019/ 811

Date: 17/08/2023

CIRCULAR

Sub: In the matter of real estate projects not required registration from Goa RERA u/s 3(2)(a) of the Real Estate (Regulation and Development) Act, 2016.

Ref.: Frequently Asked Questions (FAQ) – Amended copy dated 18.01.2023 – Explanatory Note pertaining to FAQs 9,10,11,12,13,14,15.


In the said explanatory note pertaining to FAQs 9,10,11,12,13,14,15; Goa RERA has clarified as following:-

“In the light of the judgement dated 10.07.2019 in Appeal before the Maharashtra Real Estate Appellate Tribunal, Mumbai in Complaint No. SC10000672 and Complaint No. SC10000691, M/S Geetanjali Aman Constructions and Another Versus Hrishikesh Ramesh Paranjape and 03 Others, the Hon’ble Tribunal has interpreted that “once the project meets one of the conditions that precedes or succeeds the word “or” in the said clause, the project is not registrable”. Meaning thereby, the project is registrable if it is constructed in an area of more than five hundred square meters comprising more than eight units inclusive of all phases”.

Goa RERA has decided to issue a clarificatory Circular in supplementing the above FAQs under explanatory note dated 18.01.2023 as following:

- (a) Those real estate projects where the area of land proposed to be developed is less or equal to five hundred square meters shall not require Goa RERA project registration irrespective of whether the number of apartments / units proposed to be developed is less than or more than eight apartments / units as the case may be inclusive of all phases.
- (b) Those real estate projects where number of apartments / units proposed to be developed is less or equal to eight apartments / units inclusive of all phases shall not require Goa RERA Registration irrespective of whether the area of the land proposed to be developed is less than or more than five hundred square meters.

This issues with approval of the Authority.


17/06/2023
(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 Realtors Association, 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).