

**FORM 'A'**  
**APPLICATION FOR REGISTRATION OF PROJECT**

To,

The Real Estate Regulatory Authority

\_\_\_\_\_  
\_\_\_\_\_

Sir,

I/We hereby apply for grant of registration of my /our project to be set up  
at \_\_\_\_\_ village /Town situated in State of Goa.

**1.** The requisite particulars are as under:-

(i) Status of the applicant, whether individual / company / proprietorship firm /  
society / partnership firm /competent authority;

- (a) Name
- (b) Father's Name
- (c) Occupation
- (d) Permanent address
- (e) Photograph

OR

In case of firm / society/ trust / company / limited liability partnership /  
competent authority -

- (a) Name
- (b)Address
- (c) Copy of registration certificate
- (d)Main objects(except in case of firms)
- (e) Name, photograph and address of Chairman of governing body / partners /  
directors etc.

(iii) PAN No. \_\_\_\_\_;

(iv) Name and address of the bank or banker with which account in terms of  
Section pm 4 (2)(1)(D) of the Act will be maintained \_\_\_\_\_;

(v) Details of project land held by the applicant \_\_\_\_\_;

- (vi) brief details of projects launched by the promoter in last five years, whether already completed or being developed, as the case may be, \_\_\_\_\_;
- (vii) Government/Local authority responsible to take up external development works \_\_\_\_\_;
- (viii) Registration fee by way of demand draft dated \_\_\_\_\_ drawn on \_\_\_\_\_ bearing no. \_\_\_\_\_ for an amount of Rs. \_\_\_\_\_/- as determined by State Government.
- (ix) Any other information applicant may like to furnish.

2. I/we enclose herewith following documents in triplicate, namely:-

- (i) authenticated copy of PAN card of the promoter;
- (ii) estimated cost of Real estate project as defined in Section 2 (v) of the Act;
- (iii) copy of legal title report reflecting flow of title of the promoter to land on which development is proposed with authentication of such title. If land is owned by another person then authentication of title by practicing advocate of land owner along with a declaration, supported by an affidavit signed by land owner or any person authorised by land owner stating that he has legal title to the land and same is free from all encumbrances.
- (iv) details of encumbrances on land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details;
- (v) where promoter is not owner of land on which development is proposed, details of consent of owner of land along with a copy of collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between promoter and such land owner and copies of title report authenticating title of such land owner on land proposed to be developed;
- (vi) authenticated copy of approvals from competent authority obtained in accordance with laws as may be applicable for Real Estate project mentioned in the application, and where project is proposed to be developed in phases, an authenticated copy of approvals from competent authority for each such phases;
- (vii) approved plan, layout plan and specifications of proposed project or phase thereof, and whole project as approved by competent authority;

- (viii) plan of development works to be executed in proposed project and proposed facilities to be provided thereof;
- (ix) location details of the project, with clear demarcation of land dedicated for said project along with its boundaries of the project;
- (x) proposed plan, proposed layout plan and specifications of proposed project or phase thereof, and whole project as approved by -competent authority;
- (xi) proposed Floor area ratio to be consumed and approved Floor area ratio. In case approved Floor area ratio is different than what is proposed to be consumed by the promoter, then proposed Floor area ratio shall be disclosed at the time of registration and as and when the Floor area ratio is approved, same shall be uploaded on -website of the Regulator by the Promoter from time to time.
- (xii) proposed number of building(s) or wing(s) to be constructed and sanctioned number of building(s) or wing(s). In case sanctioned number of building(s) or wing(s) is different than what is proposed to be constructed by the promoter, then proposed number of\_ building(s) or wig(s) shall be disclosed at the time of registration and as and when additional number of building(s) or wing(s) are sanctioned, same shall be uploaded on website of Regulator by the Promoter from time to time.
- (xiii) Proposed number of floors in respect of each of the building or wing to be constructed and sanctioned number of floor in respect of each of the building or wing. In case sanctioned number of floors is different than what is proposed to be constructed by the promoter, then proposed number of floors shall be disclosed at the time of registration and as and when additional number of floors are sanctioned, the same shall be uploaded on the website of Regulator by the Promoter from time to time.
- (xiv) aggregate area in sq. meters of recreation open space (if any)
- (xv) proforma of allotment letter and agreement for sale, to be signed with allottees and conveyance deed proposed to be signed with society/ federation/ common organization of allottees/federation of common organization;
- (xvi) number, type and carpet area of apartments for sale in proposed project along with area of exclusive balcony or veranda areas and exclusive open terrace areas with the apartment, if any;

- (xvii) number and areas of garage for sale in proposed project to be provided at basement, stilts podium or independent structure or parking provided by mechanised parking arrangement;
- (xviii) number of covered or open or unenclosed parking spaces in Real estate project;
- (xix) names and addresses of -real estate agents, if any, for proposed project;
- (xx) names and addresses of -contractors, architect, structural engineer, if any and other persons concerned with development of proposed project;
- (xxi) a declaration in **FORM 'B'**.

(xxii) for ongoing project Promoter shall submit a certificate from project Architect certifying percentage of completion of construction work of each of the building / wing of the project, a certificate from Engineer for estimated balance cost to complete construction work of each of the building / wing of the project, and certificate from Chartered Accountant for estimated balance cost to complete the project. The promoter shall submit a certificate from Chartered Accountant certifying balance amount of receivables from apartments / flats /shops/premises sold or allotted and in respect of which agreement have been executed and estimated amount of receivables in respect of unsold apartments / flats /shops/ premises calculated at cost of construction reflected in books of accounts of the promoter on date of certificate.

3. I/We solemnly affirm and declare that particulars given in herein are correct to my/our knowledge and belief.

Dated:

Place:

Yours faithfully,

Signature and seal of the applicant(s)