



GOA REAL ESTATE REGULATORY AUTHORITY

DEPARTMENT OF URBAN DEVELOPMENT

GOVERNMENT OF GOA

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CIRCULAR

Sub: - Registration of Real Estate Agents and their Obligations.

As per Section 9 of Real Estate (Regulation and Development) Act, 2016 and Rules there off, prior registration of Real Estate Agents with Goa Real Estate Regulatory Authority (Goa RERA) is mandatory for facilitating sale or purchase of a plot or apartment in a real estate project in any planning area registered with Goa RERA.

2. Therefore, all real estate agents who desire to facilitate sale or purchase of plot or apartment in a registered real estate project should have a registration number issued by the Goa RERA.
3. All promoters/builders/co-owners/ are hereby directed to ensure sale or purchase of plot or apartment in a real estate project registered with Goa RERA only through a registered real estate agent.
4. Similarly, all prospective buyers or purchasers or allottees are hereby advised to enter into any business transaction with only registered real estate agents with RERA for sale or purchase of plot or a flat in a registered project under Goa RERA.

5. Further, the real estate agents as provided under section 10 of Real Estate (Regulation and Development) Act, 2016 and rules there off should ensure the following:-

(a) not to facilitate sale or purchase of any plot or apartment or building other than the real estate project in any planning area registered with Goa RERA.

(b) maintain book of accounts, records etc.

(c) (i) not involve himself in any unfair trade practices either in oral or in writing or by visible representation, such as, false representation of a standard service or grade.

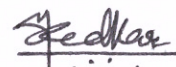
(ii) false representation of a promoter which he actually not.

(iii) makes false or misleading representation regarding services.

(iv) misleading advertisements which are not intended to be offered.

(d) to facilitate allottees to have all information and documents at the time of booking of any plot, apartment or building.

This is issued with approval of the Authority


14/02/2020

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

To all concerned.