



# GOA REAL ESTATE REGULATORY AUTHORITY

DEPARTMENT OF URBAN DEVELOPMENT

GOVERNMENT OF GOA

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

No.3/RERA/Completed.Proj.(857)/2022/113

Date: 15/02/2022

## ORDER


The Promoter, Raichandani Constructions Private Limited through its authorized person Anil Kumar Raichandani has applied for registration of project 'ATLANTIS' under Section 3 of The Real Estate (Regulation and Development) Act, 2016 read with The Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates on interest and Disclosures on website) Rules 2017, vide his application submitted through online portal dated 03/01/2022. Since, there were some deficiencies in the documentations, a notice dated 02/02/2022 was issued to the Promoter to remain present for hearing on 11/02/2022 before the Authority. It was pointed out in the notice that following documents were not in proper order:

1. Completion Certificate
2. CA Certificate not given with 'Annexure A', (Details of sold and unsold inventories).
3. Affidavit (Form II) not readable.
4. Valid construction license.
5. Explanation/ Reasons for not registering the project since 27/04/2018.

2. On 11/02/2022, on the day fixed for hearing, the Applicant/Promoter submitted all the above mentioned documents along with his written

submissions. He submitted Completion Certificate, CA Certificate with Annexure A, Affidavit in Form II and construction license along with other documents. In respect of non-registration of the project since 27/04/2018, the Promoter has given explanation. He has stated that in 2018, he developed the project into a hotel project and as such registration under RERA was not required. However, due to prevailing economy slow down on account of Covid, hotel was no longer feasible and it was decided to sell individual units to recover the cost of the project. Accordingly, He converted the project into housing project for which Completion Certificate was obtained by him through competent Authority i.e. Mormugao Planning and Development Authority by its 'Completion Certificate' dated 25/06/2021.

3. I have considered the case. Now, Applicant has submitted all the required documents for registration. I have gone through the Annexure A of CA Certificate also. No units of this project have been sold so far. Relevant portion of Section 3(1) of The Real Estate (Regulation and Development) Act, 2016 is as follows:



**3. Prior registration of real estate project with Real Estate Regulatory Authority.-**

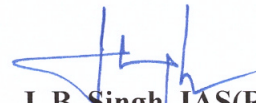
(1) No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act:

In this case, since no advertisement, marketing, booking or sale of any apartment has been done in this project, the Promoter has not violated the provisions of Section 3(1) of the Act. Since, the Applicant /Promoter has

submitted all the documents and has not violated the provisions of RERA Act, he is eligible for registration of the project under Section 3(1) of The Real Estate (Regulation and Development) Act, 2016.

4. Accordingly, Registration of proposed project 'ATLANTIS' under Section 3(1) of the Act is hereby granted. Further, Promoter is directed to upload all these documents on the Goa RERA web portal.

Order accordingly,



**J. B. Singh, IAS(Retd.)**  
Member, Goa RERA

**To,**  
**Anil Kumar Raichandani,**  
1-11-227/1/4, Gurumurthy Lane,  
Behind Reebok Showroom, Begumpet,  
Hyderabad Telangana, 500016.