

FORM 'II'
[See rule 3(6)]

**FORM OF DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of **M/S RAICHANDANI CONSTRUCTIONS PRIVATE LIMITED**, promoter of the project named **ATLANTIS**/duly authorized by the promoter of the proposed project, vide its/his/their authorization No. dated 22nd DEC, 2021; I, Mr. Anil Kumar Raichandani, son of Mr. Doulat Ram Raichandani, aged 47, Indian national, promoter of the proposed project/duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have/has a legal title Report to the land on which the development of the project is under construction

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

(2) That the project land is free from all encumbrances.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project, is **27/07/2021**.

(4) (a) For new projects: That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(b) For ongoing project on the date of commencement of the Rules —

(i) That seventy per cent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR

(ii) That entire amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated/receivable of the project is less than the estimated cost of completion of the project.

For Raichandani Constructions Pvt Ltd

Director

- (5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) ((D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
- (6) That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- (7) That the promoter shall take all the pending approvals on time, from the competent authorities.
- (8) That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.
- (9) That the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- (10) That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

11) We are declaring that the entire project is self-funding and self-financing. Due process shall be followed as per provisions of the sec 4, 21(d) of the RERA ACT, 2016.

Solemnly affirmed on 23rd day of Dec, 2021 at Dabolim, GOA.

For Ratchandani Constructions Pvt. Ltd.

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Candolim, GOA on this 19th Day of Nov 2021.

For Ratchandani Constructions Pvt. Ltd.

Deponent