

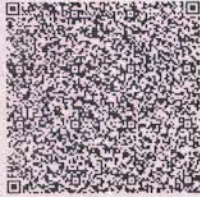


सत्यमेव जयते

INDIA NON JUDICIAL  
Chandigarh Administration

e-Stamp

Certificate No. : IN-CH46686497414743V  
 Certificate Issued Date : 18-Dec-2023 05:39 PM  
 Certificate Issued By : chmemdvii  
 Account Reference : NEWIMPACC (GV)/ chspicg07/ E-SAMPARK SEC-18/ CH-CH  
 Unique Doc. Reference : SUBIN-CHCHSPICG0791498192012938V  
 Purchased by : RAJAN  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : NEWSTONE INFRA TECH PVT LTD  
 Second Party : Not Applicable  
 Stamp Duty Paid By : NEWSTONE INFRA TECH PVT LTD  
 Stamp Duty Amount(Rs.) : 10  
 (Ten only)



Please write or type below this line

*This paper is an integral part of form REP-II*

NEWSTONE INFRA TECH PVT LTD

*Rajan*  
Authorized Signatory

RD 0021276124

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



**Form - REP-II**  
**[See rule 3(3)]**

**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 Mr. Rajan, Authorized Signatory of M/s Newstone Infratech Pvt. Ltd. (earlier known as Blackrock Homes Pvt. Ltd.) is developing an Affordable Plotted colony under DDJAY namely "CORAL PARK" over an area measuring 6.80 Acres falling in Village Kheri Kalan, Sector-84 A, Faridabad, Haryana under License No. 252 OF 2023 dated 17.11.2023.

I, Rajan Authorized Signatory of the Promoter of the proposed project do hereby solemnly declare, undertake and state under:

1. That the promoter has a legal title to the land through collaboration agreement, on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is **16.11.2028**.
4. That seventy percent of the amounts realized by the 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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project
7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amount collected for a particular project have been utilized for the

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**Authorized Signatory**

project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.

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Authorized Signatory

**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 \_\_\_\_\_ on this \_\_\_\_\_, 2023.

NEWSTONE INFRA TECH PVT LTD  
  
Authorized Signatory  
Deponent