

Non Judicial



**Indian-Non Judicial Stamp  
Haryana Government**



Date : 05/05/2025

Certificate No. T0E2025E590

GRN No. 131869261



Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

**Seller / First Party Detail**

Name: Newstone Park

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village : Nangal kalan

District : Sonipat

State : Haryana

Phone: 87\*\*\*\*\*58



**Buyer / Second Party Detail**

Name : Prrt Builders Pvt ltd

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village: Delhi

District : Delhi

State : Delhi

Phone : 99\*\*\*\*\*99

Purpose : AFFIDAVIT CUM DECLARATION

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

**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**

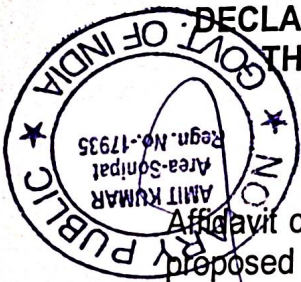
**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr. Jaideep Verma duly authorized by the promoter of the proposed project namely "**NEWSTONE PARK**", situated in the revenue estate of Village Nangal Kalan & Patla, Sector-63 & 64, Tehsil Rai & District Sonipat, Haryana.

I, Jaideep Verma, Authorized Signatory of **PTRT BUILDERS PRIVATE LIMITED**, (CIN No. U70103HR2020PTC116237 and PAN No. AALCP1564C), a company incorporated under the Companies Act 2013, having its office at 7, South Patel Nagar, New Delhi-

**For PTRT Builders Pvt. Ltd.**

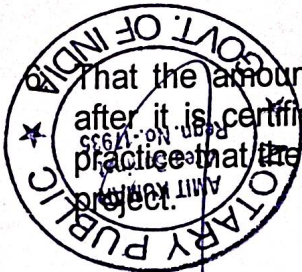
**Auth. Signatory**





110008 (hereinafter referred as the Company/Promoter), duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That the company/ promoter has a legal title to the land on which the development of the project is proposed 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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 15.01.2030.
4. That seventy per cent of the amounts realised by 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 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.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.



**For PTRT Builders Pvt. Ltd.**

*Auth. Signatory*  
**Auth. Signatory**



9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made there under.
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, on the grounds of sex, cast, creed, religion etc.



For PTRT Builders Pvt. Ltd.  
*[Signature]*  
Auth. Signatory

Deponent

### Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from. Verified by me at Sonipat on this 05th day of May, 2025.

For PTRT Builders Pvt. Ltd.  
*[Signature]*  
Auth. Signatory

Deponent

ATTENDED

*[Signature]*  
NOTARY  
Sonipat