



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor). Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 19.02.2025.

Item No. 279.03

(ii) Promoter: RPT Estate Pvt. Ltd.

Project : "Newstone Gardens 1" an affordable residential plotted colony under DDJAY-2016 on land measuring 5.462 acres situated in the revenue estate of Village Nangal Kalan, Sector-64, Sonipat.

Temp ID : RERA-PKL-1613-2025

Present: Sh. Jyoti Sidana on behalf of promoters.

1. This application is for registration of the project namely, "Newstone Gardens I" an affordable residential plotted colony under DDJAY-2016 on land measuring 5.462 acres situated in the revenue estate of Village Nangal Kalan, Sector-64, Sonipat. License No. 83 of 2024 dated 12.07.2024 valid up to 11.07.2029 has been granted by Town and Country Planning Department, Haryana in favour of RPT Estate Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 07.02.2025:

- (i) CA certificate has not been filed in original.
- (ii) Whether entry of licenses have been made in the revenue record?
- (iii) Documents submitted at page 86 and 91 are not legible.
- (iv) The promoter has not enclosed any payment plan with the agreement to sell.
- (v) For the year 2022-23, balance sheet is for 13.13 lacs and in 2021-22, it is 13.14 lacs.
You are directed to submit financial capability certificate for execution of project.

3. The promoter vide reply dated 17.02.2025 has complied with all the above deficiencies.



4. After consideration, the Authority found the project fit for registration subject to the following special conditions:
- Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - Promoter shall submit duly approved building plans in respect of commercial site measuring 0.112 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
 - Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
 - The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3'' x 3'' (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
 - The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account
 - No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy


Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

LA (Shubham)


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12/3/25