



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 28.05.2025.

Item No. 288.03

(ii) **Promoter: PTRT Builders Private Limited.**

Project: "Newstone Park" an Affordable residential plotted colony under DDJAY-2016 on land measuring 6.656 acres situated in the revenue estate of Village Nangal Kalan, Sector 63 & 64, Sonipat..

Temp ID : RERA-PKL-1691-2025

Present: Sh. Jaideep Verma, Authorized Representative alongwith Sh. Subodh Saxena on behalf of promoter.

1. This application is for registration of the project namely; "Newstone Park" an Affordable residential plotted colony under DDJAY-2016 on land measuring 6.656 acres situated in the revenue estate of Village Nangal Kalan, Sector 63 & 64, Sonipat. License No. 09 of 2025 dated 16.01.2025 valid up to 15.01.2030 has been granted by Town and Country Planning Department, Haryana in favour of PTRT Builders Pvt. Ltd.
2. The application was examined and following observations were conveyed to the promoter on 14.05.2025:
 - i. Payment Plan is not as per RERA Act/ Rules framed thereunder.
 - ii. List of professionals engaged by the Architectural firm alongwith their qualifications be submitted.
 - iii. Documents showing ownership of land (sale deeds) be submitted.
3. The promoter vide reply dated 23.05.2025 has complied with all the above deficiencies.
4. After consideration, the Authority found the project fit for registration subject to the following special conditions:



- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - ii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.169 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.
 - iii. 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.
 - iv. 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.
 - v. 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 inches (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.
 - vi. That Plot no. 1-59 shall be kept frozen till the submission of access permission from HSVP under intimation to the Authority.
 - vii. 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 submission
Subham
12/6/25