



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Residential Plotted Colony (under DDJAY-2016) namely "Coral Park" over an area measuring 6.80 acres situated in the revenue estate of village Kheri Kalan, Sector 84-A, Faridabad, Haryana vide

Registration No. HRERA-PKL-FBD-569-2024

Dated: 04.04.2024

2. Promoter of the project is Newstone Infratech Private Limited having its registered office at S/101/FF, Omaxe World Street, Sector-79, Faridabad, 121004 Haryana. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U70109HR2020PTC116234 having PAN No. AAKCR1823M.

A handwritten signature in black ink, appearing to read "J. K. Singh".

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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in .
4. This Registration is being granted subject to following conditions that the promoter shall:
 - i) strictly abide by the provisions of The Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) strictly abide by the declaration made in form REP-II.
 - iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - iv) create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter,



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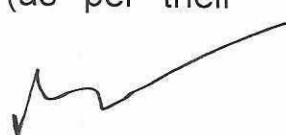
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including the information relating to plots sold/booked and expenditure made in the project.

- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) the said project shall be completed by **16.11.2028**.

Special Conditions

- i) 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 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- ii) Both the Promoter and landowner/licensees shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 (as per their



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shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.

- iii) Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- iv) That the promoter shall not sell any part of the commercial site measuring 0.271 acres unless the building plans/SCOs/standard design of the said site are approved and deficit fee paid, if any. Promoter shall also allot 54% of the commercial plotted area to the landowner M/s Atlantic Equipment Company Pvt. Ltd. (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.
- v) 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.
- vi) That following plots coming to the share of landowner cannot be put to sale by the promoter:-

Plot nos.	Area of each plot (in sq.mtrs)	No. of plots	Total area (in sq. mtrs)
2 to 19	97.373	18	1752.711
20 to 29	104.458	10	1044.582
30 to 43	139.54	14	1953.560
62 to 79	128.041	16	2048.656



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110 121	to	109.948	12	1319.377
Total			70	8118.886

- vii) Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate as per the provisions of the Urban Areas Act, 1975 or till the taking over of the maintenance of the project by the association of allottees as per the provisions of the RERD Act, 2016.
- viii) That plots bearing nos. 17 to 43 (27 plots) mortgaged with DTCP, Haryana in lieu of Bank Guarantee of EDC and IDW shall only be sold after release of mortgage.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman