



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 01.08.2022.

Item No. 180.28

(xii) Promoter: S3 Infreality Private Limited.

Project: "Universal Square" a Commercial Plotted Colony on land measuring 8.2 Acres situated in revenue estate Village Bhatola, Sector-79, Faridabad.

Temp Id.: 1090-2022

Present: Shri Ankur Aggarwal, Authorised Representative on behalf of applicant/ Promoter.

1. An application for registration of a commercial plotted colony namely "Universal Square" to be developed on land measuring 8.2 Acres by S3 Infreality Private Limited came up for consideration of the Authority. Authority observes as follows:

- i. A registered and irrevocable General Power of Attorney conferring powers to the promoter to execute conveyance deeds in favour of the allottees.
- ii. Page 4 of General Power of Attorney is missing.
- iii. Collaboration agreement should be irrevocable.
- iv. Balance sheet for the last 3 year is not provided only ITR has been provided.
- v. Specific date of completion be mentioned in Rep-II.
- vi. Landowners share as per the Collaboration Agreement should be specifically marked on the Layout plan.



2. Adjourned to 29.08.2022 with a direction to applicant to comply with aforesaid directions.



True copy

Executive Director,
HRERA, Panchkula

Prok
09/08/22

(A (Indn))

[Signature]
8/8/22

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