



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 06.03.2023.

Item No. 202.14

(xi) Promoter : S3 Infrareality Private Limited

Project : “Universal Square” a Commercial Plotted Colony on land measuring 13.86 acres situated in the revenue estate Village Bhatola, Sector-79, Faridabad.

Temp ID: RERA-PKL-1236-2023

1. An application for registration of a “commercial plotted colony” namely “Universal Square” to be developed on land measuring 13.86 acres by S3 Infrareality Private Limited came up for consideration of the Authority. Authority after consideration observes as follows:

- i. Page 4 of the General Power of Attorney is missing.
- ii. Developer has no power to sell build up area of co-licensees measuring 11 Kanal 18 Marla which should be with the Developer who will allot plots falling to the share of the co-licensees / landowners.
- iii. Collaboration agreement should be irrevocable.
- iv. Landowners share as per the Collaboration Agreement should be specifically marked on the Layout plan.
- v. Standard design of SCO's have not been submitted.

2. Adjourned to **01.05.2023** with a direction to applicant to comply with aforesaid directions.



LA Index 13/3/23

True copy

[Signature]

Executive Director,
HRERA, Panchkula

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

P. Singh
14/3/23