



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 09.04.2025.

Item No. 284.03

(v) **Promoter:** S3 InfraReality Private Limited.

Project : "Universal Square" a Commercial Plotted Colony to be developed over land measuring 0.80 acres situated in Sector-79, Faridabad, Haryana.

Temp ID : RERA-PKL-1641-2025

Present: Adv. Tarun Ranga (Learned Counsel for the Promoter).

1. This application is for registration of a new project "Universal Square" a Commercial Plotted Colony to be developed over land measuring 0.80 acres situated in Sector-79, Faridabad. License No. 84 of 2024 dated 11.07.2024 valid upto 10.07.2029 has been granted by Town and Country Planning Department (in addition to License No. 90 of 2022 and License No. 07 of 2023 registered vide registration number HRERA-PKL-FBD-440-2023 dated 20.04.2023).
2. The application was examined and following observations were conveyed to the promoter on 21.03.2025 :
 - i. Promoter has mentioned license no. 90 of 2022, License No. 07 of 2023 and License No. 84 of 2024 in Rep-I Part B. However, copies of these licenses have not been enclosed.
 - ii. MCA Website shows unsatisfied loans of approximately ₹5.69 Cr. The Promoter should clarify whether the said loans are against project land or not.
 - iii. At Page 10, date of approval of latest layout plans has not been mentioned.
 - iv. All the pages of A-H form have not been stamped and signed by the authorized signatory.
 - v. Non default CA certificate is not as per prescribed format and not in original. (License No. and Name of the Project has not been mentioned)



- vi. *Authority letter delegating powers to Sh. Ankur Aggarwal to file application has been signed by one Director i.e. Sh. Sandeep Aggarwal.*
- vii. *Payment Plan has not been submitted.*
- viii. *Brief Note regarding the financial and technical capacity to develop the project be submitted.*
- ix. *Approved Layout Plan has not been submitted and therefore area to be registered cannot be identified.*
- x. *Approved Demarcation Plan has not been submitted.*
- xi. *Approved Zoning Plan has not been submitted.*
- xii. *Approved Standard Designs of the area to be registered has not been submitted.*
- xiii. *Registration fee of the Project will be computed after submission of approved plans and designs. The Promoter should also provide its calculation for registration fee mentioning Area to be registered and FAR of the Project.*
- xiv. *Entry of License be made in the Revenue Department.*
- xv. *Total number of plots falling under the project has also not been mentioned.*
- xvi. *Projected cash flow statements (quarterly) of the proposed project be submitted.*
- xvii. *A certificate from C.A. that the information provided in A to H Performa is as per the Books of account/Balance sheets of the applicant company.*
- xviii. *On perusal of records, it has been found that License No. 84 of 2024 over an additional area measuring 0.80 acre has been granted to the Promoter in addition to area measuring 8.20 acres and 5.66 acres in License No. 90 of 2022 dated 08.07.2022 and 07 of 2023 dated 07.01.2023. The Promoter should inform whether registration has been sought regarding License No. 90 of 2022 and 07 of 2023 or not.*

3. On 26.03.2025, learned counsel Sh. Tarun Ranga informed that reply to the above-mentioned observations have been submitted in registry of the Authority on 24.03.2025 and 25.03.2025. The Authority directed the office to examine the reply and place it on the next date of hearing.

4. On the last date of hearing, i.e, 02.04.2025 after examining the replies dated 24.03.2025 and 25.03.2025, the Authority observed that reply to observations at serial no. (v), (vii), (viii), (ix), (xi), (xii), (xiv) and (xvi) have still not been filed. Learned counsel for the Promoter has informed that a reply will be submitted in the registry today. The Authority directed the Promoter to comply with the above-mentioned remaining observations before the next date of hearing failing which application for registration shall be returned.

5. Vide reply dated 02.04.2025 and 09.04.2025, the Promoter has complied with the remaining observations.



6. In view of above, Authority decides to register the project subject to the following 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 30 days from the issuance of this registration certificate, till which time no apartments 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.
- ii. Promoter shall submit a copy of service plans and service estimates to the Authority immediately after their approval by Town & Country Planning Department.
- 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. 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.
- v. 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.

7. 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 (Kakul)

Kakul