



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 26.05.2020.

Item No. 94.6

Consideration of the applications received by the Authority for Registration of New Projects.

(i) Promoter : S3 Infrabuild LLP

Project : "Green Avenue" - Affordable Group Housing Colony on land measuring 5.318 acres in Sector-85, Faridabad.

1. The application for registration of an affordable group housing colony on land measuring 5.318 Acres namely "Green Avenue" situated in Sector-85, Faridabad first came up for consideration of the Authority on 11.05.2020, when the following observations were conveyed:

- i. The request of the promoter for cancelling the earlier Registration and adjusting the registration fee was accepted.
- ii. Deficit Registration fee amounting to Rs.7,41,504/- be deposited;
- iii. Details relating to the land utilization of the project in REP I Part C has been incorrectly filled;
- iv. Owner-Licensee wrongly mentioned as 'Yes' in Part-B of the online REP-I form;
- v. Completion date in REP-I and REP-II are varying;
- vi. Submit a fresh registered irrevocable power of attorney conferring rights to the promoter to market, sell, advertise and conveyance of apartments in favour of the allottees.

2. Today the Authority observed that the promoter has complied with the above observations of the Authority and also executed a fresh

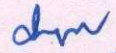


registered SPA dated 20.05.2020. However, clause 7 of the SPA confers powers to advertise, market and execute conveyance of apartments and clause 8 states that the SPA is irrevocable, but the clause 10 mentions that the SPA has been executed only for obtaining permission of land and not for sale. Accordingly, both clauses contradict each other. Further, the heading of the SPA mentions that the same is 'not for the sale' of land.

3. So, the promoter is directed to clarify his stand in the matter or execute a fresh registered SPA giving irrevocable powers of sale to the promoter.


4. Adjourned to 01.06.2020.

True copy


Executive Director,
HRERA, Panchkula

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




29/5/20.
IA(Tammy)