



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of a Commercial Plotted Colony namely "Universal Square" on land measuring 13.86 acres situated in the revenue estate of Village Bhatola, Sector-79, Faridabad vide

Registration No. HRERA-PKL-FBD-440-2023

Dated: 20.04.2023

2. The promoter of the project is S3 Infrareality Private Limited, having its registered office at 93, Hari Nagar Ashram, New Delhi 110014. The promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number- CIN: U70200DL2013PTC257391 having PAN No. AATCS5985J.

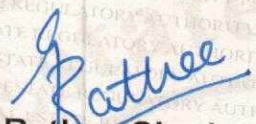
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3. The information submitted by the promoter about the project may be viewed in the PDF uploaded along with this certificate on the web portal of the Authority www.haryanarera.gov.in.
2. This Registration is being granted subject to the following conditions 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 shop/apartment, 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) the Promoter shall 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, including the information relating to shops/apartments sold/booked and expenditure made in the project.



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- 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 shops/apartments.
- ix) the said project shall be completed by 30.06.2027.


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member