

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 17/01/2025

Certificate No. G0Q2025A2265



GRN No. 126618437



Stamp Duty Paid : ₹ 101
(Rs. Only)

Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Shreemat texworth Private limited

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village : X

District : X

State : X

Phone: 87*****56



Buyer / Second Party Detail

Name : Na

H.No/Floor : X

Sector/Ward : X

LandMark : X

City/Village: X

District : X

State : X

Phone : 87*****56

Purpose : AFFIDAVIT

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrashry.nic.in>

This stamp paper is part of parcel of Affidavit cum declaration (Form REP-II) for M/s Shreemat Texworth Pvt. Limited for Proposed Project at Sirsa, Haryana.

Shreemat Texworth Private Limited

Director

FORM 'REP-II'

[See rule 3(3)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Ashutosh Gupta**, S/o Om Prakash Gupta R/o Flat No 401, Tower Marvella, Mahagun Moderne, Sector 78, Noida 201301 Having Aadhar 268863014767 Authorized Signatory cum Director of the promoter i.e. **Shreemat Texworth Pvt. Ltd** of the proposed project “**Shreemat City Centre**”, Sirsa Having final Approval for Construction of proposed (49% Commercial and 51% Residential Development) an area measuring 29065 Sq.mts of railway land at Dabwali Road, near Sirsa Railway station, Sirsa Haryana from Rail land Development Authority (A Statutory Authority under Ministry of Railways, Govt. of India)

I, **Ashutosh Gupta**, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter has acquired lease rights and other rights (and license and right to access the Redevelopment land for Designing, Financing, Construction and vesting of the Redevelopment Assets) over the Rail land measuring 29065 Sqm. situated at Dabwali Road, Near sirsa Railway station, Sirsa, Haryana under Bikaner Division of North Western Railway from the Rail Land Development Authority (RLDA) a Statutory Authority Constituted under Railways (Amendment) Act, 2005 under a lease deed dated 2nd November 2023 for a period of 98 years 5 Months & 12 Days, with full rights to market, develop, and sell commercial cum residential units through sub-lease arrangements.
2. That the Promoter has obtained the necessary approvals, including the sanction of the building plan, Site Plan & Elevations from Rail land Development Authority vide approval number RLDA/2023/Plan Approval/Clny.&Comm.Sites/2897/S.C-13581204 dated 25th October 2024, for the development of a project known as “**Shreemat City Centre**”, Sirsa (hereinafter referred to as the “Project”).
3. That the land is free from all encumbrances.
4. That the time period within which the project shall be completed by promoter is 31-12-2029.
5. That seventy per cent of the amounts realized by promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

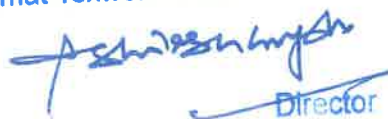
Shreemat Texworth Private Limited

Director

6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
8. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
9. That the promoter shall take all the pending approvals on time, from the competent authorities.
10. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
11. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

Deponent

Shreemat Texworth Private Limited


Director

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Sirsa on this th day of January 2025.

Deponent

Shreemat Texworth Private Limited


Director