



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 19.02.2025.**

**Item No. 279.03**

**(xiii) Promoter: Shreemat Texworth Private Limited.**

**Project : Shreemat City Centre- Commercial cum Residential area on land measuring 7.18 Acres, forming part of Railway land at Dabwali Road, Near Sirsa Railway Station, Sirsa.**

**Temp ID : RERA-PKL-1582-2024**

**Present: Adv. Neeraj Puri on behalf of promoter.**

1. The application is for registration of the project namely, "Shreemat City Centre- Commercial cum Residential area on land measuring 7.18 acres forming part of railway land at Dabwali Road, Near Sirsa Railway Station, Sirsa. A letter of acceptance dated 06.12.2022 was issued to M/s Texworth International, Bangalore by the Rail Land Development Authority (RLDA) granting lease for the above area at an offered value of Rs. 36.90 crores towards lease premium. Subsequently, a Lease Agreement no. RLDA/2023/LA/05/SIRSA was executed on 02.11.2023 between Rail Land Development Authority (RLDA) and Shreemat Texworth Private Limited for a lease period of 98 years 05 months and 12 days.

2. The application was examined and following deficiencies were conveyed to the promoter on 18.02.2025:

- i. REP-1 Part-"B" mentions that the applicant is the owner of the land, however, the land is on lease.
- ii. The expenditure incurred till the date of application has been shown as 120.31 Lakhs for the apartments and 69.05 lakhs on roads and pavements.



- iii. Specifications need to be more specific. In the specifications of lift details, the promoter has stated that only the pit will be provided.
  - iv. The payment schedule shows that 70% of the payment will be taken from the allottees on the top floor casting whereas the structure only costs 40% of the total expenditure;
  - v. It is necessary that the service plans have to be prepared and prior approval will be obtained from the concerned Authority by the applicant, before start of the construction at site. No such approval has been enclosed.
  - vi. Registration fee is deficit by Rs. 30,315/-.
3. Today, the promoter has not complied with the above observations. Adv Neeraj Puri appeared on behalf of promoter and informed that they will file a reply shortly.
4. After consideration, the Authority directed the promoter to comply with the above-mentioned observations latest by 25th February, 2025 so that a decision by circulation could be taken within the stipulated time as provided in the RERA Act, 2016. If reply to the above observations is not filed by 25.02.2025, this registration application is liable to be returned.



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 (Tushar)

Tushar