



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, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed through circulation to be attached with 279th Meeting of Authority held on 19.02.2025.

Promoter: Shreemat Texworth Private Limited

Project: Shreemat City Centre- Commercial cum Residential area on land measuring 29065 sq. mtrs. (7.18 acres), forming part of Railway land at Dabwali Road, Near Sirsa Railway Station, Sirsa.

Temp Id: 1582-2024

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.



(15)

- 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. On 19.02.2025, the promoter had 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.
5. Vide letter dated 24.02.2025, the promoter partly complied with the above observations except observation at serial no. iii and v. Adv Neeraj Puri was asked to comply with the observation at serial. no. iii and v. as the reply given with respect to observation at serial no. iii and v. were not satisfactory.

Sr. No.	Deficiencies	Compliance (Reply dated 24.02.2025)
i.	REP-1 Part-"B" mentions that the applicant is the owner of the land/ however, the land is on lease	In REP-1 Part B, there is no option available to specify that the land is owned on a leasehold basis.
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.	Expenditures have been on the construction of the sales office and the internal pavement in the green area. Pictures of the site area enclosed.
iii.	Specifications need to be more specific. In the specifications of Lift details the promoter has stated that only the pit will be provided.	An updated detail of specifications is given and regarding the lift provision, they have only provided the pit. All allottees of the commercial-cum-residential units will have the option



		to install the lift thereafter.
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	The updated payment plan is given.
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	The promoter will submit the approved service plan upon receiving approval from RLDA
vi.	Registration fee is deficit by Rs. 30,315/-	The deficit fee of Rs. 30,315/- has been submitted via online transaction Id 250221220312306 dated 21.02.2025.
vii.	Clarification regarding building plans	The original copy of the RLDA certification stating that the building plans conform to NBC and the Haryana Building Code (as amended to date) is given.

6. Vide letter dated 03.03.2025, the promoter has complied with the remaining observations at serial no. iii. and v. as well.

Sr. No.	Deficiencies	Compliance (Reply dated 03.03.2025)
iii.	Specifications need to be more specific. In the specifications of Lift details the promoter has stated that only the pit will be provided.	Original copy of Affidavit cum Declaration (in the name of Mr. Ashutosh Gupta) related to submission of service plans.
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	Original copy of Affidavit cum Declaration (in the name of Mr. Ashutosh Gupta) assuming responsibility for any mishap occurring until the handover of the



	approval has been enclosed	project.
--	----------------------------	----------

7. Since, the promoter has complied with all the observations. If approved, the project may be registered 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 plots 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 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.

III. Promoter shall submit a copy of service plans/estimates and prior approval will be obtained from the Rail Land Development Authority (RLDA), before start of the construction at site.

IV. 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.

V. 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.

8. If approved then modification in REP-I Part B will be made accordingly for "land on lease".



9. **Disposed of.** File be consigned to record room after issuance of registration certificate.

This has been approved by the Authority through circulation on 03.03.2025.



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 (Varsha)



