



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA



### CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of Commercial cum Residential Colony namely "Shreemat City Centre" to be developed on land measuring 29,065 sq. mtrs. (7.18 acres) forming part of Railway Land, Near Sirsa Railway Station, Sirsa. vide

**Registration No. HRERA-PKL-SRS-679-2025**

**Dated: 01.05.2025**

2. Promoter of the Project is Shreemat Texworth Private Limited having its registered office at No. 62(26), J M Road, Bangalore, Karnataka-560002 Promoter is a Private Limited Company registered with Registrar of Companies, Bangalore with CIN U70109KA2023PTC170610 and PAN No. ABKCS2377Q. The said land has been given on lease on 02.11.2023 by Rail Land Development Authority Unit No. 702 B, 7<sup>th</sup> Floor,

# HARYANA REAL ESTATE REGULATORY AUTHORITY

**PANCHKULA** Registration No. HRERA-PKL-SRS-679-2025

Konnectus Tower 2, DMRC Building, Ajmeri Gate – Delhi – 110002 for a period of 98 years 05 months and 12 days.

3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority [www.haryanarera.gov.in](http://www.haryanarera.gov.in) .
4. This Registration is being granted subject to 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 lease money of the unit/apartment, the Promoter shall not demand or receive from the lessees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
  - iv) 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 unit/apartment sold/booked and expenditure made in the project.
  - v) copies of the brochures and each advertisement(s) shall be submitted to the Authority immediately after publication.
  - vi) adopt and strictly abide by the lease agreement as executed with the Promoter.



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

Registration No. HRERA-PKL-SRS-679-2025

- 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 lease of unit/apartment.
- ix) the said project shall be completed by **31.12.2029**

### **Special Conditions:**

- I. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the lessees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no units/apartments 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



# HARYANA REAL ESTATE REGULATORY AUTHORITY


**PANCHKULA** Registration No. HRERA-PKL-SRS-679-2025

said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.

V. That the lease of the units in the project shall expire on the expiry of the lease term and in no case exceed the duration of the lease term.

VI. That the Lessee shall ensure that the sub – lessee shall not enter into further sub – lease or other agreement for use or occupancy of the built up area of the Land Parcel or any portion thereof without prior written consent of the Authority.

VII. 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.

  
Chander Shekhar  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman