



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 10.09.2025.

Item No. 299.25

Request for release of additional/surplus funds lying in 70% RERA account upon Part Completion of the RERA registered Project.

Promoter: Model Economic Township Limited.

Project: "MET Supermart" forming part of a larger industrial plotted colony measuring 1034.59 acres situated in the revenue estate of Village Yakubpur, District Jhajjar.

Reg. No.: HRERA-PKL-JJR-329-2022 dated 08.08.2022 valid upto 30.06.2027.

Temp ID: 1083-2022

Present: Sh. Sanjay Jindal & Sh. Sudhir Jain on behalf of the promoter.

1. Vide letter dated 01.09.2025, the promoter has submitted that they have received part completion for "MET Supermart" project of 3.356 acres in sector 8 from Director, Town and Country Planning, vide Memo No. LC-2473-H-PA (JK)-2025/32547 dated 21.08.2025 (copy enclosed as Annexure B). This project was registered with this Hon'ble Authority, vide registration no. HRERA-PKL-JJR-329-2022 dated 08.08.2022 for 3.356 acres.
2. The promoter has submitted a copy of the approved layout plan highlighting the Part completion granted area which is enclosed as Annexure C.
3. The promoter also confirm that all the services required as per approved Service Plan Estimated have been completed at site based on which the part completion certificate has been granted by the DTCP.
4. In view of the Part Completion issued by DTCP for 3.356 acres, the promoter has requested the Hon'ble Authority to allow them to withdraw additional/ Surplus amount lying in 70% RERA bank accounts.



5. Vide reply dated 10.09.2025, the promoter has submitted the following:-

- Project MET Supermart has 3.356 acres, being part of Sector 8 of 377.96 acres, is a commercial SCO plotted development and has completed internal development works as per approved service plan.
- We have submitted BG of rupees 48.06 crores for entire sector 8 excluding the completed projects namely Pocket L and Pocket J & K. Out of total BG amount of Rs 48.06 crores an amount of Rs 60.05 lakhs correspond to Project MET Supermart which is for internal development works only.
- The detail of BGs retained by DTCP on account of 5 year maintenance as well as balance work of STP are as under:-

Sector	Total BG (Lacs)	20% BG retained for 5 years maintenance (Lacs)	Balance BG (Lacs)	BG for balance works (STP) (Lacs)	BG returned by DTCP (Lacs)
Sector 8 (377.96 acres)					
Total BG	5901				
BG for completed projects (Pocket L and J&K)	2001	400	16.01	793	808
Balance project	3900				-
Project MET Supermart	60.05	12.01	48.04		-

- From the above workings it can be seen that as per the practice adopted by DTCP as well as stipulated under sector 3(3) (a) (ii) of the Haryana Development and Regulation of Urban Areas Act 1975 read with rule 20 of the Haryana Development and Regulation of Urban Areas Rules, bank Guarantee equivalent to 1/5th amount has been retained by DTCP towards 5-year maintenance.
- In compliance of the above provision, DTCP has retained BG of Rs 4 crores for the completed projects and for Rs 12.01 lacs for Project MET Supermart for 5 years maintenance.

In addition to the above, while releasing the BG of 8.08 crores for completed projects in sector 8, it has retained amount of 7.93 crores for balance part of STP not installed for the entire sector 8.

Along with the above the promoter has also submitted the following:-

1. Details of BG Already Submitted with DTCP



S. No	BG No drawn on	Bank	Amount (Lakhs)	Valid Upto
1	002BG07221030001 dated 13 th August 2022	Yes Bank	744	12 April 2027
2	002BG07221030002 dated 13 th August 2022	Yes Bank	1717	12 April 2027
3	002BG07222370001 dated 25 th August 2022	Yes Bank	86	24 August 2027
4	1637623BG0000128 dated 21st March 2023	SBI	1107	19 March 2030
5	1637623BG0000127 dated 21st March 2023	SBI	360	19 March 2030
6	002BG07240790001 dated 19th march 2024	Yes Bank	2000	18 March 2029
7	3709NDLG00072524 dated 20.03.2024 amended on 16.04.2025 for 2 crores	ICICI Bank	200	19 December 2028
8	1637624BG0000199 dated 21.03.2024	SBI	1000	18 March 2029
9	002BG07241780001 dated 26 th June 2024	Yes Bank	760	12 June 2026
	Total		7974	


The Project wise breakup of the above BGs is as under

S. No.	Sector	BG Amount
1	Sector 4	304
2	Sector 5 & 7	2636
3	Sector 8	4806
4	Sector 10	229
	Total	7974

7. After consideration, the Authority decided to allow withdrawal of amount lying in 70% RERA Bank Account of project on receiving part completion certificate issued by DTCP Haryana on 21.08.2025 for 3.356 acres. Disposed of.



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.

STP
All CAs (Shubham, Tushar, Karamjeet, Dhruv, Jada)
A.K.C.
(313)