



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 by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.12.2025.

Item No. 308.44

Request for deregistration of an area of 22.8196 acres from 42.009 acres of already registered project "METROPOLIS by MET City- (Residential component)", vide Registration No. HRERA-PKL-JJR-612-2024 dated 16.08.2024, part of 101.3125 acres Industrial colony layout, vide license number 222 of 2023 and issue registration/corrigendum for remaining area of 19.1894 acres.

Promoter: MODEL ECONOMIC TOWNSHIP LIMITED.
Project: "METROPOLIS by MET City- (Residential component)".
Reg. No.: HRERA-PKL-JJR-612-2024 dated 16.08.2024 valid upto 30.06.2029.
Temp ID: 1503-2024.
Present:- Sh. Sudhir Jain and Sh. Sanjay Jindal on behalf of the promoter.

1. Vide letter dated 15.12.2025, the promoter has submitted the following:-
 - i. We have been issued License number 222 of 2023 for total area of 101.3125 acres along with phasing plan for development of Industrial colony in Village Daryapur, District Jhajjar.
 - ii. We have got the registration of above project "METROPOLIS by MET City", admeasuring 42.009 acres, (part of 101.3125 acres layout plan) under Real Estate (Regulation and Development) Act 2016 from this Hon'ble Authority, vide Registration No. HRERA-PKL-JJR-612-2024 dated 16.08.2024.
 - iii. The registration for industrial component for an area of 56.818 acres (Phase 1 and 2 excluding UD area of 0.15 acres) has already been granted vide HRERA Panchkula registration number: HRERA-PKL-JJR-589-2024 dated 29.05.2024.
 - iv. We submit that no third party right has been created in the 42.009 acres HRERA registered project as on date.
 - v. Due to changing business requirements, we are constrained to revise the phasing plan of 101.3125 acres layout, which includes the registered project Metropolis by MET City (Residential) project for 42.009 acres.



- vi. The revised phasing plan has been approved vide DTCP letter ZP-1955/JD(RA)/2025/47090 dated 11/12/2025 enclosed as Annexure to form A to H.
- vii. Further to the above, considering the prevailing market conditions, we also plan to reduce the project size.
- viii. We, therefore, request this Hon'ble authority to consider and approve reduction in project area from 42.009 acres to 19.1894 acres (Phase 4 and 5) of the revised phasing plan approved vide ZP-1955/JD(RA)/2025/47090 dated 11/12/2025 and deregister an area of 22.8196 acres.
- ix. The area of 19.1894 acres includes saleable area of 11.456 acres as given in revised "Part C" of the form A to H.
- x. The saleable area includes residential plot area of 8.527 acres and Affordable industrial Housing plot of 2.928 acres.
- xi. We submit that no debt has been taken by the promoter keeping any asset of the project area of 19.1894 acres as collateral.
- xii. The Bank account details provided in REP -1, Part D of the A to H form pertains to 70 percent RERA account.
- xiii. The fee of Rs. 10,50,000/- was paid vide DD No. 505704 dated 16.07.2024 drawn on ICICI Bank for granting the registration for 42.009 acres.
- xiv. Revised Form A to H with changes marked in red text along with Annexures is attached.

2. In view of above, we request this Hon'ble Authority to deregister an area of 22.8196 acres and grant us the corrigendum for remaining area of 19.1894 acres.

3. The Authority after consideration decided that the request of the promoter can not be considered. However, the representative requested for taking on record the revised phasing plan approved by the DTCP, the Authority directed the promoter to submit a copy of the same within the next three days so that it could be taken on record through circulation.

Disposed of.



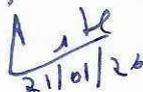
True copy


Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

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