



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 25.02.2026.

Item No. 314.30

Request for release of amount lying in RERA 70% account pursuant to Part Completion granted of area 13.734 acres of Pocket – E, Sector-08, MET city by DTCP.

Promoter: **MODEL ECONOMIC TOWNSHIP LIMITED.**

Project: The residential portion measuring 14.194 acres of the real estate project (forming part of a larger Industrial plotted colony measuring 1034.593 acres) namely "MET City Pocket E" situated in the revenue estate of Village Yakubpur, Distt. Jhajjar.

Reg. No.: HRERA-PKL-JJR-539-2024 dated 15.01.2024.

Temp ID: 1383 of 2023.

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

1. Vide letters dated 08.01.2026 and 16.01.2026 the promoter has submitted the following:-

- a. We were granted registration for the project admeasuring 14.194 acres, situated at Sector 8, Pocket E, MET City, under HRERA Registration No. HRERA-PKL-JJR-539-2024 dated 15.01.2024. A copy of the registration certificate is enclosed herewith.
- b. The Director, Town and Country Planning, Haryana has granted Part Completion for the aforesaid project area measuring 13.734 acres, excluding area of 0.46 acres (Pocket E, Sector 8, MET City) vide Memo No.LC-3684-E/PA(MK)-2025/719, dated 07.01.2026 enclosed herewith.
- c. A copy of the approved layout highlighting the Part Completion granted area of 13.734 acres is enclosed.
- d. Pocket E being part of Sector 8 of 377.96 acres, is a residential plotted development and has completed internal development works as per approved service plan.



15

- e. We have submitted BG of ₹ 50.60 Crores for entire sector-8, including ₹ 27.69 crores for the five completed projects for internal development works only. Complete details of BG with DTCP is enclosed.
- f. The detail of BGs retained by DTCP on account of 5-year maintenance as well as balance work of STP are as under:

Sector 8 (377.96 acres)						
Sector	Total BG (Crores)	20% BG retained for 5 years maintenance (Crores)	Balance BG (Crores)	BG for balance works (STP) (Crores)	BG returned by DTCP	BG eligible for return but with DTCP
Total BG submitted for Sector 8	59.01					
BG with DTCP as on date	50.60					
BG for completed projects (Pocket L, J&K, C&D and SCO Supermart)	25.47	5.09	20.38	7.93	8.08	4.37
Pocket - E	2.22	0.44	1.78	-	-	1.78
Balance project	22.91	-	-	-	-	6.15

As against total BG to be returned by DTCP of ₹14.23 crores, we have received back BG of ₹8.08 crores only.

DTCP has retained BG of Rs 5.53 crores for the completed projects namely pocket L, Pocket J & K, Pocket C & D, Pocket - E & Supermart (SCO) for 5 years' maintenance.

Further to the above it has retained amount of 7.93 crores for balance part of STP not installed for the entire sector 8. We have not asked for return of BG of 6.15 crores, which was to be returned as per the above details subsequent to grant of part completion of Pocket - E.

We have one milk booth site of 0.0068 acres (27.5 sqm) which will be either sold to 3rd party or constructed by 3rd party. The cost of construction will come out to be ₹15.0 lacs.

We will be happy to provide any other details, if required, by the Hon'ble Authority.

In view of the above, we request the Hon'ble Authority to grant us completion of 13.734 acres and in the interim allow release of surplus funds, presently ₹162 Cr., of pocket - E lying in 70% RERA A/c.

Also, vide reply dated 16.01.2026, the promoter has submitted that:-

With reference to our above request letter, we hereby submit below the additional information:



2/5

- g. The Director, Town and Country Planning, Haryana has granted Part Completion for the aforesaid project area measuring 13.734 acres, out of RERA registered area of 14.194 acres, thus excluding area of 0.46 acres (Pocket E, Sector 8, MET City), vide Memo No.LC-3684-E/PA(MK)-2025/719, dated 07.01.2026 enclosed herewith as Annexure A.
- h. A copy of the approved layout highlighting the Part Completion granted area of 13.734 acres is enclosed as Annexure B.
- i. The detail of BGs retained by DTCP on account of 5-year maintenance as well as balance work of STP are as under:

Sector 8 (377.96 acres)						
Sector	Total BG (Crores)	20% BG retained for 5 years maintenance (Crores)	Balance BG (Crores)	BG for balance works (STP) (Crores)	BG returned by DTCP	BG eligible for return but with DTCP
Total BG submitted for Sector 8	59.01					
BG with DTCP as on date	50.60					
BG for completed projects (Pocket L, J&K, C&D and SCO Supermarket)	25.47	5.09	20.38	7.93	8.08	4.37
Pocket - E	2.22	0.44	1.78	-	-	1.78
Balance project	22.91	-	-	-	-	6.15

As against total BG to be returned by DTCP of ₹14.23 crores, we have received back BG of ₹8.08 crores only.

- j. DTCP has retained BG of ₹ 5.53 crores for the completed projects namely pocket L, Pocket J & K, Pocket C & D, Pocket - E & Supermart (SCO) for 5 years' maintenance.
- k. Further to the above, it has retained amount of 7.93 crores for balance part of STP not installed for the entire sector 8.
- l. The balance area 0.46 acres, for which part completion has not been taken currently consists of 0.24 acres residential plots and 0.22 acres Roads and open spaces and is proposed to be changed to 0.03 acres residential plot area and 0.43 acres opens and greens area for improving the traffic circulation of this pocket subject to fulfilment of conditions of DTCP policy Misc-862/2023/7/1/2023-2TCP/11689-91 Dated: 24.04.2023 for change in layout.



- m. This is also confirmed that though we have not obtained part-completion for 6.14 acres but have completed all the internal development works on such area.
- n. We further confirm that no third party rights have been created on the above mentioned residential plot area of 0.24 acres.
- o. We also confirm that we will not request DTCP for return of BG of 6.15 crores, as per details earlier submitted, vide our letter dated 8th January, 2026, which was to be returned as per the above details subsequent to grant of part completion of Pocket E till we take part completion of remaining 0.46 acres.
- p. Further there is no ESS, STP and any other public utility in this pocket.
- In view of the above, we request the Hon'ble Authority to grant us completion of 13.734 acres and in the interim allow release of surplus funds, presently ₹162 Cr., of pocket - E lying in 70% RERA A/c.

2. The Authority after consideration decided to defer the matter and the matter was adjourned to 11.02.2026. Now, the promoter has submitted the necessary Affidavit mentioning the proposed changes and clarifying their submissions. The promoter is requesting to consider their request and to grant approval for the release of remaining amount from the 70% HRERA account after retaining amount of 4 crores towards estimated cost of development works in .46 acres balance area.

The Authorized Signatory, Sh. Shankar Mukkavilli s/o Sh. M. Rama Krishna, do hereby solemnly affirm and declare as under:

- a. That the project for 14.194 acres was registered with this Hon'ble Authority, vide registration no. HRERA-PKL-JJR-539-2024 dated 15.01.2024.
- b. That the project area is part of layout plan of 1028.8875 acres approved by DTCP vide license numbers 16/2018, 129/2019, 11/2021 & 64/2022
- c. That we received part completion for 13.734 acres from DTCP out of total HRERA registered project area of 14.194 acres but we have completed the development works on entire project area of 14.194 acres
- d. That the balance area 0.46 acres, for which part completion has not been taken, currently consists of 0.24 acres residential plots & Milk Booth and 0.22 acres Road and Green (refer Pocket A & B in Annexure X) and is proposed to be changed to approximately 0.03 acres residential plot area, 0.006 acres milk booth and 0.424 acres road and green area (refer Pocket A & B in Annexure Y) for improving the circulation/smooth traffic movement of this pocket when layout is revised in future.
- e. That no third party rights have been created in this saleable area of 0.24 acres residential component and Milk Booth in existing approved area.
- f. That for making further changes in the layout, including as mentioned above, the same shall be done as per DTCP policy Misc-862/2023/7/1/2023-2TCP/11689-91 dated 24.04.2023 by giving public notice, intimation through registered post, taking 2/3rd consent as applicable and approving change in lay out by DTCP.



4/5

- g. That after taking two third consent as applicable and after approval of the revised layout by DTCP the Hon'ble Authority may issue corrigendum in this regard.
- h. That though the actual cost of the development works for area of 0.46 acres, for which part-completion has not been obtained, comes to only 0.5 crores, we request the Hon'ble Authority to hold ₹ 4 crores till we obtain part-completion for the balance area of 0.46 acres and grant us the approval for release of the remaining amount from the 70% HRERA account.

3. The Authority after consideration decided to grant approval for the release of the remaining amount from the 70% HRERA account (after retaining an amount of ₹ 4 cr.) towards estimated cost of development works in 0.46 acres balance area for which partial completion certificate has not yet been granted by the DTCP, Haryana. Disposed of.



True copy

Secretary, (Acting)
HRERA, Panchkula

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

~~advised~~
18/3/26

STP

18/03

CA HEG/NA

Heena
18/03/26

5/5