



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 09.10.2024.

Item No. 266.32

Completion of RERA Registered Project - "Model Economic Township Limited having total registered area 258.44 Acres".

Promoter: Model Economic Township Limited.

Project: "Model Economic Township having total registered area 258.44 Acres" part of 776.97 acres Industrial Colony located on State Highway 15 A in village Dadri Toe, Yakubpur & Sondhi, Tehsil Badli, District Jhajjar.

Reg. No.: HRERA-PKL-JJR-1-2018 dated 28.03.2018 valid upto June 2023. First Extension granted upto 30.06.2024. Further continued upto 30.06.2025.

Present: Mr. Sudhir Jain, CFO and Mr. Sanjay Jindal.

1. The Authority on 04.12.2023 had observed that the certificate submitted by promoter is a part completion certificate and not completion certificate as provided under section 3(2) (b) of RERA Act 2016. Part completion certificate be taken on record and uploaded on web portal of Authority. However, promoter shall continue to submit the quarterly/ annual compliances in respect of this project as stipulated in the regulations issued under Haryana Real Estate (Regulation and Development) Rules 2017.

2. The promoter vide letter dated 24.09.2024 had informed that Director General, Town and Country Planning, Haryana issued part completion certificate on 2nd November, 2023, over an area measuring 258.44075 acres for setting up of industrial colony bearing license number 08 of 2016, 107 of 2017, 71 of 2019, 43 of 2022 and 214 of 2022. The completion certificate issued by DTCP was based on following confirmations about completion of the development work:



- (i) The Chief Engineer, HSVP, Panchkula informed that the services with respect to industrial colony over an area measuring 258.44075 acres out of 776.9697 acres have been got checked and reported to be laid at site and are operational/ functional;
 - (ii) Senior Town Planner, Rohtak confirmed about laying the of the colony as per approved layout plan.
 - (iii) The DTCP has certified that the required development works in the said industrial colony over an area measuring 258.44075 acres, as indicated in the enclosed layout plan signed by DTCP, read in conjunction with the terms and conditions, have been completed to the satisfaction of DTCP. The development works are water supply, completed sewage, storm water drainage, roads, horticulture and electrification etc are completed.
3. The applicant has five approved layout plans, including two large layouts of 1,034 acres and 777 acres. The area, as mentioned above, falls under the approved layout of 777 acres.
4. As per the regulations of DTCP, full completion is given only when infrastructure development is complete in the entire layout area. In the case of the applicant, the entire layout area is very large and the complete development works will take much longer time.
- To address such cases, DTCP had notified phasing scheme for such large approved layout plans under which the developer can declare in how many phases, it wishes to complete the development works and those phases are approved by DTCP and the developer then initiate action to seek project registration of each of such phase from RERA Regulatory Authorities separately.
5. The very spirit of this policy is to allow the developers, having large approved layout plans, to develop the projects within such large layouts, in phases and whenever complete required development works for each of such project are completed, it gets completion certificate for that phase from DTCP.
6. Thus, for all intents and purposes, once required development works for a particular project are completed, the completion certificate is issued by DTCP to the effect that the developer will have no further responsibility and obligation to carry out any further



development work in such project. It is a testimony that development works in all respects, as per the approved service plans, have been completed to the satisfaction of DTCP.

7. Based on the completion certificate, DTCP releases the performance bank guarantee, which is taken by it, while granting the license, to ensure that the developer completes all the required development works. This again is a proof that all the required development works are completed in all respects in that project to the satisfaction of DTCP.

8. In view of the above facts, the promoter requested that part completion is to be reckoned with the entire approved layout and since the developer has completed all development works to the satisfaction of DTCP in a particular phase. As per these regulations of DTCP, project be treated as complete for all intent and purpose.

9. If the Authority does not consider the part completion as completion for the project, it will cause irreparable damage and loss to the developer, who is keeping the surplus funds (excess of 70% collection over the project cost incurred) in separate bank for a long time with no corresponding benefit to any person. The promoter requested the Authority to consider this part completion as completion for the registered project over an area of 258.44075 acres under RERA regulations. A copy of the letter received from DTCP granting part completion of project on 258.44075 acres in licensed colony has been enclosed.

10. Mr. Sudhir Jain, CFO stated that all the services have been laid in the project as per approved layout plan. , Authority observes that as per New Tech judgement of Hon'ble Supreme Court, all compliances are required to be made till grant of completion certificate. After consideration, Authority decided to allow withdrawal of up to 75% of surplus amount in RERA Bank Account. 25% of surplus amount be kept in the RERA Bank Account for maintenance of the project and for future exigencies, if any.



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16/11/24

True copy

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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 (Dhruv)