



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

CORRIGENDUM


Registration Certificate No. HRERA-PKL-JJR-1-2018 dated 28.03.2018.

Project: "Model Economic Township Ltd." Industrial Colony on land measuring 246.431 acres on State Highway 15-A in Village Dadri Toe, Yakubpur & Sondhi, Tehsil Badli, Jhajjar.

Promoter: Model Economic Township Ltd., Third Floor, 77b, IFFCO Road, Sector-18, Gurugram-122015,
CIN No: U70109HR2006PLC036416

Haryana Real Estate Regulatory Authority, Panchkula had registered the captioned project vide Registration Certificate bearing no. HRERA-PKL-JJR-1-2018 dated 28.03.2018 having a total area of 243.456 acres. The promoter of the project has now requested to deregister 3.1313 acres and add 6.10265 acres in the already registered area thus revising the total area to 246.431 acres without any change in the completion date.

Rest of the terms and conditions of the said certificate shall remain unchanged. This corrigendum shall be a part and parcel of the Registration Certificate No HRERA-PKL-JJR-1-2018 dated 28.03.2018 issued by the Authority. The revised layout plan and revised A to H are being annexed herewith as Annexure A and Annexure B respectively.


Dilbag Singh Sihag
Member


Rajan Gupta
Chairman

Rera Applied Area = 134.36875 acs

Part 2 of 2 (Zone- 2 &3)

Density Calculations achieved for Plotted colony table with columns: S.No, Item, Number, Persons per plot, Population, %

Permissible area as per approved Policy dated 01.10.2015 table with columns: Land Use, Permissible area, Proposed Area

Detail areas of the various plots in the Layout table with columns: Sl. No., Type, Category, Standard Area, No. of Plots, Total Area, Saleable Percentage

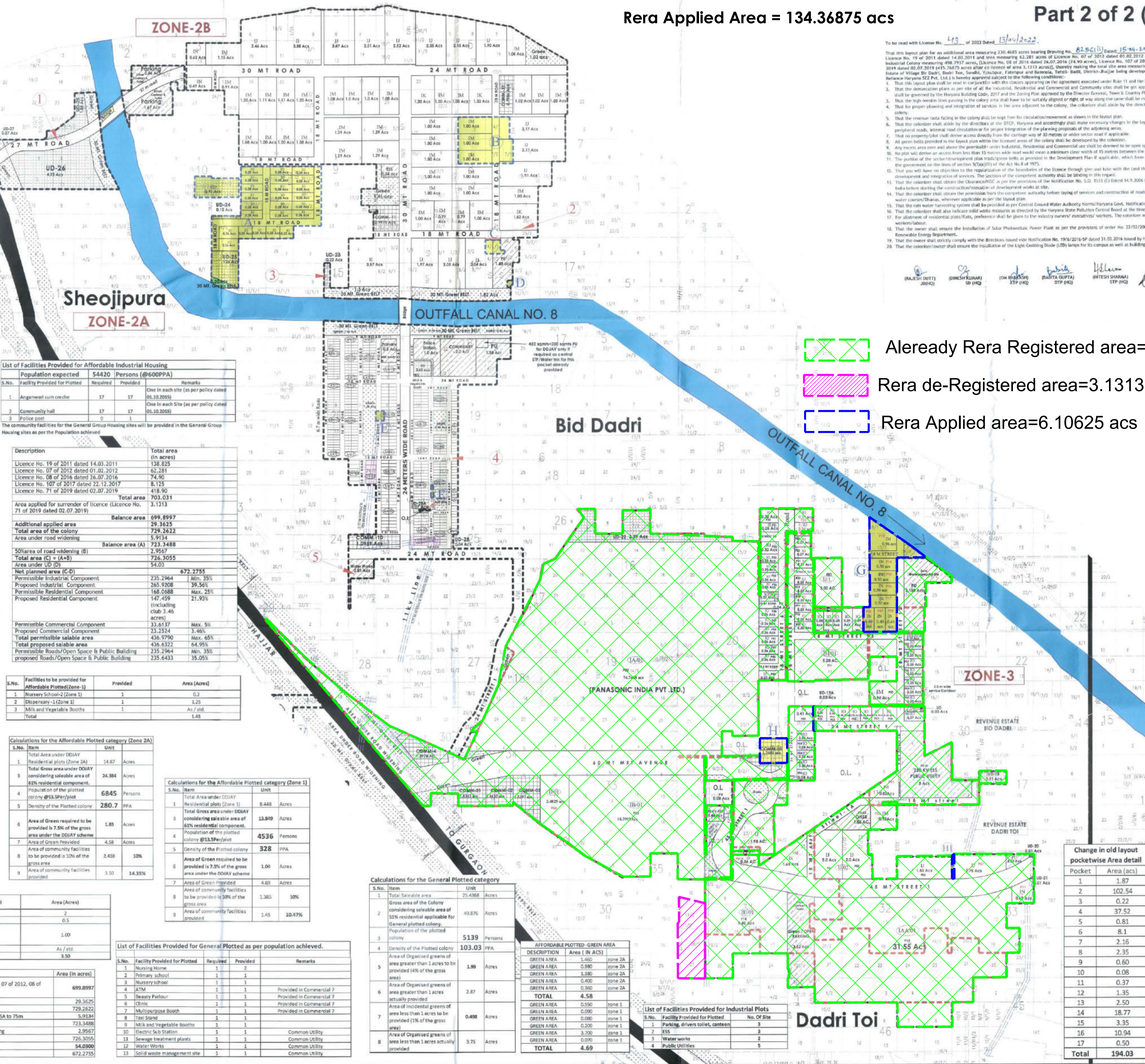
Table for Zone 2 with columns: Sl. No., Type, Category, Area (sqm), No. of Plots, Total Area, Saleable Percentage

Table for Zone 7 with columns: Sl. No., Type, Category, Area (sqm), No. of Plots, Total Area, Saleable Percentage

Table for Zone 2A with columns: S.No, Item, Unit

Table for Zone 3 with columns: S.No, Item, Unit

Table for Zone 2B with columns: S.No, Item, Unit



Legend for Rera status: Aleready Rera Registered area=243.4563 acs (green cross-hatch), Rera de-Registered area=3.1313 acs (pink diagonal lines), Rera Applied area=6.10625 acs (blue dashed border)

To be read with Licence No. 475 of 2022 dated 13/04/2022. This layout plan for an additional area measuring 230.4685 acres bearing Drawing No. 22/B(C)1 dated 15/04/2022... Includes a list of 20 conditions for approval.

List of Facilities Provided for Affordable Industrial Housing table with columns: S.No., Facility Provided for Plotted, Required, Provided, Remarks

Description table with columns: S.No., Facilities to be provided for Affordable Plotted (Zone-3), Provided, Area (Acres)

Calculations for the Affordable Plotted category (Zone 2A) table with columns: S.No., Item, Unit

Calculations for the Affordable Plotted category (Zone 3) table with columns: S.No., Item, Unit

Calculations for the Affordable Plotted category (Zone 2B) table with columns: S.No., Item, Unit

List of Facilities Provided for General Plotted as per population achieved table with columns: S.No., Facility Provided for Plotted, Required, Provided, Remarks

Calculations for the General Plotted category table with columns: S.No., Item, Unit

Calculations for the General Plotted category table with columns: S.No., Item, Unit

Calculations for the General Plotted category table with columns: S.No., Item, Unit

Calculations for the General Plotted category table with columns: S.No., Item, Unit

Table for AFFORDABLE PLOTTED- GREEN AREA with columns: DESCRIPTION, Area (In ACS)

List of Facilities Provided for Industrial Plots table with columns: S.No., Facility Provided for Plotted, No. Of Site

PROJECT: Layout Plan for additional license applied area of 29.3625 acs adjacent to earlier licensed area Lic no 19 of 2011 (138.825 acs)...

Change in old layout pocketwise Area detail table with columns: Pocket, Area (acs)

Project details including ARCHITECT: Space Designers International, OWNER: Model Economic Township Limited, and drawing information.

HRERA Panchkula

Temp Project Id : RERA-PKL-PROJ-4830019
Submission Date :
Applicant Type :
Company Project Type:
ONGOING

Forwarding letter and Index

From: Model Economic township Limited, 3rd floor,
77-B, IFFCO Road, Sector 18, Gurugram,
122015, HARYANA.....

To: Sir,
The Haryana Real Estate Regulatory
Authority, Panchkula.

Enclosed is an application for registration of real estate project named Industrial colony
over 246.4312 acres located in Sector 3, villages Dadri Toe and Bir Dadri, Tehsil Badli, Dist Jhajjar

All parts REP-I-A to REP-I-H duly filed up, along with Annexures are submitted herewith for consideration of the Authority. Index of all
the documents is as follows:

Index

Sr.No.	Form No.	Forms	Pages	Number	Folders
1	REP-I-Part-			A	
2	REP-I-Part-			B	
3	REP-I-Part-			C	
4	REP-I-Part-			D	
5	REP-I-Part-			E	
6	REP-I,Part-F			F	
7	REP-I-Part-G			G	
8	REP-I-Part-			H	

Dated: _____

Signature of the Applicant
Mobile 9910050495
Email ID : sudhr.jain@rtf.com

For Model Economic Township Limited

Authorized Signatory

FORM REP-I
Part - A

1 Name and registered address of the company

(Annex a copy in Folder A)

3

MODEL ECONOMIC TOWNSHIP LIMITED
3RD FLOOR, 77-B, IFFCO ROAD,
SECTOR-18, GURUGRAM-122015,
HARYANA, INDIA

01243527369

9910050495

sudhir.jain@ritel.com

<http://www.modelteletownship.com>

AADCR4037Q

U70109HR2006PLC036416

2 Managing Director:



Name : SHRIVALLABH GOYAL

Residential Address : Opp. Nana nani Park, 7 Bungalow, Andheri West, Flat No 701, Talati Terrace CHS, Mumbai, Maharashtra-400081

Phone (landline) 01243527372

Phone (Mobile) 9899546925

Email ID shrivallabh.goyal@ritel.com

PAN No. AEPPG8457A

(Annex a copy in Folder A)

3. Director 1:



Name : RAMESH KUMAR DAMANI

Residential Address : C-2603, DB Woods, Krishna Vatika Marg, Gokuldham, Goregaon East, Mumbai, Maharashtra - 400063

Phone (landline)

Phone (Mobile) 9867187654

Email ID ramesh.damani@nw18.com

PAN No. AFTPD2293L

(Annex a copy in Folder A)

4. Director 2:



Name : NARESH KUMAR JAIN

Residential Address : B-23, SECTOR-26, GAUTAM BUDDHA NAGAR, NOIDA 201301

Phone (landline): 0120-4263965

Phone (Mobile) 9818346811

Email ID: ntjain1953@gmail.com

PAN No. AACPJ684SN

(Annex a copy in Folder A)

5. Director 3:



Name : KISHORE KUMAR SINHA

Residential Address : G-67, Anandam, Builders area, NTPC SAS, Pocket-P6, Surajpur, Gautam Buddha Nagar, Uttar Pradesh-201306

Phone (landline)

Phone (Mobile) 9910145678

Email ID Kishore.sinha@blimtech.ac.in

PAN No. AKRPS9223L

(Annex a copy in Folder A)

6. Director 4:



Name : SHANKER ADAWAL

Residential Address : D-369 Block D, Defence Colony, Lajpat Nagar, South Delhi-110024

Phone (landline)

Phone (Mobile) 9811330963

Email ID adawal.shanker@ritel.com

PAN No. ADHPA1283B

(Annex a copy in Folder A)

For Model Economic Township Limited

Authorized Signatory

7. Authorized representative for correspondence with Authority



Name : SUDHIR KUMAR JAIN
Residential Address : C/o Madan Lal Jain, R-536, 1st floor, New Rajinder Nagar, New Delhi-110060
Phone (landline) 01243527378
Phone (Mobile) 9910050495
Email ID Sudhir.Jain@nli.com
PAN No. AAAPJ0076F
(Annex a copy in Folder A)

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I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed

Signature of the Applicant/
authorised representative
Stamp _____
Date _____

For Model Economic Township Limited

Authorized Signatory

Location and Address of the project:INDUSTRIAL COLONY OF 246.4312
ACRES

1. Name of the project.

2. Address of the site of the project
(Annex a copy in Folder A)

SECTOR-3, DADRI TOE, JHAJJAR

3. Contact details of the site office of the project:

Tehsil
DistrictBADLI
JHAJJAR

Phone(Landline)

0124-3527378

Phone(Mobile)

9910050495

Email

sudhir.jain@ril.com

4. Contact person at the site office

Name

Rakesh B Sinha

Phone(Landline)

0124 3527369

Phone(Mobile)

9998987100

Email

Rakesh B Sinha@ril.com

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed

Signature of the Applicant /
Authorised Representative
Stamp _____
Date _____

For Model Economic Township Limited



Authorized Signatory

As per sub-rule(2) of rule 3 of the Haryana Real Estate (Regulation and Development) Rules, 2017, the fee for registration of the project as has been calculated as follows:
Rs 61,78,244/- (Paid earlier)

2. The aforesaid fees is hereby deposited vide following Drafts/ Banker's Cheques:-

Sr No.	Draft/Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	273108	27-07-2017	5684775	HDFC BANK	HRERA Panchkula
2	394900	28-12-2017	164404	HDFC BANK	HRERA Panchkula
3	985910	27-08-2019	332065	HDFC BANK	HRERA Panchkula
4	330792	22-03-2022	97000	HDFC BANK	HRERA Panchkula
Total			61,78,244		

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed

Signature of the Applicant

For Model Economic Township Limited

Authorized Signatory

7

Information relating to the project land and license:

1. Land area of the project
2. Permissible FAR
3. FAR proposed to be utilized in the project
4. Total licensed area.
If the land area of the present project is a part thereof
5. License number granted by the Town & Country Planning Department for the project
(Annex copy in folder B)

246.4312(Acre)

NA

0

729.2622 (Acre)

19 OF 2011 (14.03.2011)
07 OF 2012 (01.02.2012)
08 OF 2016(26.07.2016),
107 OF 2017 (22.12.2017)
71 of 2019 (02.07.2019)

6. Is the applicant owner-licensee of the land for which the registration is being sought

LOI dated 15-11-2021 of 729.2622)

Yes

(As per licenses granted)

LC NO 4308 2022

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed

Signature of the Applicant /
Authorised Representative _____
Stamp _____
Date _____

For Model Economic Township Limited



Authorized Signatory

Project Details:

1. Estimated cost of the project:
(Annex a copy of the project in Folder C)
- ii. Cost of the land (if included in the estimated cost)
- iii. Estimated cost of construction of apartments
- iv. Estimated cost of infrastructure and other structures
- v. Other Costs including EDC, Taxes, Levies etc.

27873 Lakhs

13686 Lakhs

0 Lakhs

13181 Lakhs

996 Lakhs

2. The total land of the project (measuring 246.4312 Acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	167.1747
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	40.3885
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	4.3
6	GREEN BELTS	0
7	VEHICLE PARKINGS	0
8	ELECTRICITY SUB-STATION	0
9	CLUB HOUSE	0
10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0
12	ANY OTHER (Undetermined Land)	4.17
13	UTILITIES	10.398
	Total	246.4312

3. Approvals/ NOCs from various agencies for connecting external services.

Facility	External/ connecting service to be Provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
ROADS	PWD	Yes
WATER SUPPLY	Irrigation Department, Goh	Yes
ELECTRICITY	UHBVN	Yes
SEWAGE DISPOSAL	Irrigation Department, Goh	Yes
STORM WATER DRAINAGE	Irrigation Department, Goh	Yes
LAYOUT PLAN	DGTCP, HARYANA	Yes
LICENSE FOR PROJECT	DGTCP, HARYANA	Yes
ZONING APPROVAL	DGTCP, HARYANA	Yes
SERVICE PLAN ESTIMATE	DGTCP, HARYANA	Yes
ENVIRONMENTAL CLARANCE	MOEF	Yes
CTE PERMISSION	HARYANA STATE POLLUTION CONTROL BOARD	Yes
CONVEYANCE OF WATER TO SITE FROM NCR CHANNEL	Irrigation Department, Goh	Yes

For Model Economic Township Limited



Authorized Signatory

4. Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:

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Sr. No.	Name of the facility	Estimated cost (in Lakhs.) (Within the project area only) per	Remarks: Yet to be prepared / Submitted to HUDA, Town & Country Planning Department/ as project report etc. (Annex relevant documents showing costing details etc. in folder-C)
1	INTERNAL ROADS AND PAVEMENTS	2811	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	1760	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	319	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM including street lighting	3688	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	368	AS PER PROJECT REPORT
6	STREET LIGHTING	169	AS PER PROJECT REPORT
7	SECURITY AND FIRE FIGHTING	0	AS PER PROJECT REPORT
8	PLAYGROUNDS AND PARKS	0	AS PER PROJECT REPORT
9	CLUB HOUSE/COMMUNITY CENTRE	0	AS PER PROJECT REPORT
10	SHOPPING AREA	0	AS PER PROJECT REPORT
11	RENEWABLE ENERGY SYSTEM	0	AS PER PROJECT REPORT
12	SCHOOL	0	AS PER PROJECT REPORT
13	HOSPITAL/DISPENSARY	0	AS PER PROJECT REPORT
14	ANY OTHER	0	AS PER PROJECT REPORT
15	HORTICULTURE	112	AS PER PROJECT REPORT
16	CONSULTANCY FEE & GATE COMPLEX	3153	AS PER PROJECT REPORT

5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed.

6. Date of approval of Building Plans

LOI dated 15-11-2021 of 729.2622
NA (date)

LC 4387 2022

dated 13/4/22

For Model Economic Township Limited



Authorized Signatory

42	Industrial	8093.720	1	SOLD	-	-
43	Industrial	1092.652	1	SOLD	-	-
44	Industrial	1092.652	1	SOLD	-	-
45	Industrial	1092.652	1	SOLD	-	-
46	Industrial	1537.807	1	SOLD	-	-
47	Industrial	1011.715	1	SOLD	-	-
48	Industrial	1294.995	1	SOLD	-	-
49	Industrial	930.778	1	SOLD	-	--
50	Industrial	1011.715	1	SOLD	-	--
51	Industrial	1011.715	1	SOLD	-	-
52	Industrial	1011.715	1	SOLD	-	-
53	Industrial	1052.184	1	SOLD	-	-
54	Industrial	1052.184	1	SOLD	-	-
55	Industrial	1052.184	1	SOLD	-	-
56	Industrial	1052.184	1	SOLD	-	-
57	Industrial	1052.184	1	SOLD	-	-
58	Industrial	1052.184	1	SOLD	-	-
59	Industrial	1092.652	1	SOLD	-	-
60	Industrial	10046.330	1	UN SOLD	UN SOLD	-
61	Industrial	2792.333	1	UN SOLD	UN SOLD	-
62	Industrial	7082.005	1	UN SOLD	UN SOLD	-
63	Industrial	6798.725	1	UN SOLD	UN SOLD	-
64	Industrial	1456.870	1	UN SOLD	UN SOLD	-
65	Industrial	8012.783	1	UN SOLD	UN SOLD	-
66	Industrial	3844.517	1	UN SOLD	UN SOLD	-
67	Industrial	3318.425	1	UN SOLD	UN SOLD	-
68	Industrial	445.155	1	UN SOLD	UN SOLD	-
69	Industrial	2023.430	1	UN SOLD	UN SOLD	-
70	Industrial	2023.430	1	UN SOLD	UN SOLD	-
71	Industrial	2023.430	1	UN SOLD	UN SOLD	-
72	Industrial	2023.430	1	UN SOLD	UN SOLD	-
73	Industrial	3884.986	1	UN SOLD	UN SOLD	-
74	Industrial	1618.744	1	UN SOLD	UN SOLD	-
75	Industrial	1618.744	1	UN SOLD	UN SOLD	-
76	Industrial	1618.744	1	UN SOLD	UN SOLD	-
77	Industrial	1456.870	1	UN SOLD	UN SOLD	-
78	Industrial	1497.338	1	UN SOLD	UN SOLD	-
79	Industrial	890.309	1	UN SOLD	UN SOLD	-
Total		717309.1725	79			
1	Commercial	4184.858	1	unsold	unsold	-
2	Commercial	4707.308	1	unsold	unsold	-
3	Commercial	6230.950	1	unsold	unsold	-
4	Commercial	5656.701	1	unsold	unsold	-
5	Commercial	5135.870	1	unsold	unsold	-
Total		25915.68675	5			
1	PU	14244.9472	1		For Model Economic Township Limited	

[Signature]
 Authorized Signatory

i. Details of plots/apartments in the project

Sr. No	Plot/Apartment type	Size of plot/carpet area of the apartment (in sq. mt.) as per layout	Total number of plots/apartments in the project	Plots/apartments booked/sold upto the date of application	Yet to be sold/booked	No. of towers to be/being constructed for booked apartments
1	Industrial	302489.835 ✓	1	SOLD	-	-
2	Industrial	74427.826 ✓	1	SOLD	-	-
3	Industrial	38040.484	1	SOLD	-	-
4	Industrial	127678.433	1	SOLD	-	-
5	Industrial	7405.754	1	SOLD	-	-
6	Industrial	8093.720	1	SOLD	-	-
7	Industrial	8093.720	1	SOLD	-	-
8	Industrial	1133.121	1	SOLD	-	-
9	Industrial	1011.715	1	SOLD	-	-
10	Industrial	1011.715	1	SOLD	-	-
11	Industrial	1011.715	1	SOLD	-	-
12	Industrial	1011.715	1	SOLD	-	-
13	Industrial	1659.213	1	SOLD	-	-
14	Industrial	1052.184	1	SOLD	-	-
15	Industrial	1011.715	1	SOLD	-	-
16	Industrial	1011.715	1	SOLD	-	-
17	Industrial	1011.715	1	SOLD	-	-
18	Industrial	1011.715	1	SOLD	-	-
19	Industrial	1011.715	1	SOLD	-	-
20	Industrial	1214.058	1	SOLD	-	-
21	Industrial	1092.652	1	SOLD	-	-
22	Industrial	1011.715	1	SOLD	-	-
23	Industrial	1011.715	1	SOLD	-	-
24	Industrial	1011.715	1	SOLD	-	-
25	Industrial	1011.715	1	SOLD	-	-
26	Industrial	1011.715	1	SOLD	-	-
27	Industrial	1011.715	1	SOLD	-	-
28	Industrial	1011.715	1	SOLD	-	-
29	Industrial	3804.048	1	SOLD	-	-
30	Industrial	21043.672	1	SOLD	-	-
31	Industrial	1133.121	1	SOLD	-	-
32	Industrial	1133.121	1	SOLD	-	-
33	Industrial	1133.121	1	SOLD	-	-
34	Industrial	1578.275	1	SOLD	-	-
35	Industrial	1578.275	1	SOLD	-	-
36	Industrial	1214.058	1	SOLD	-	-
37	Industrial	1011.715	1	SOLD	-	-
38	Industrial	1011.715	1	SOLD	-	-
39	Industrial	1011.715	1	SOLD	-	-
40	Industrial	1011.715	1	SOLD	-	-
41	Industrial	1011.715	1	SOLD	-	-

Sole Proprietor Model Economic Township Limited



- Authorized Signatory

ii. Apartment/Shops/Other Buildings:-

Type	Number of Apartments booked/sold	Write or Annex the stage of construction of the booked/ sold apartments in folder C
NA	Not applicable	NA

For Model Economic Township Limited



Authorized Signatory

(b) Time schedule of completion of already booked apartments:

Start Date
Earlier date of completion
Revised date of completion

NA
NA
NA

13

(c) Time schedule for development of infrastructure:

Start Date
Percentage completion Upto the date of application
Projected date of completion

NA
NA
NA
NA

(d) Provide further details in the proforma REP-I Part-C-X.

(e) Plan of action for completing the Project along with requisite infrastructure

(iii) Status in respect of plotted colony:-

(a)

Plots	Booked/sold	Stage of handing over the possession (Write or Annex details)
PLOT	59 booked till 31.12.2021	Plots handed over after receipt of full payment and execution of sale deed.

(b) Schedule for development of Infrastructure:

Start Date
Percentage completion
Projected date of completion

05-06-2017
94.5%
30-09-2022 (Plus 9 months)
DETAILS PROVIDED
DETAILS ANNEXED

(c) Provide further details in the proforma REP-I Part-C-X.

(d) Schedule of completing the project and handing over possession of the plots

(iv) Vehicle parkings details of the project-

a) Underground parking 0
b) Stilt parking 0
c) Covered parking 0
d) Open parking 0
e) Independent garages 0

(v) Quarterly schedule of development of whole/remaining part of the project:

(a) Apartments/Shops/Other Buildings

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
Apartments	0
Shops	0
Plots	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2019			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar
Apartments	0			
Shops	0			
Plots	0			

For Model Economic Township Limited

Authorized Signatory

(b) Infrastructure

A.S. 1A

Expenditure incurred till the date of application (In Lakhs)
(31st December, 2021)

Particulars	Expenditure
Roads & Pavements	2621
Water Supply System	1505
Sewerage treatment & garbage disposal	235
Electricity Supply System	3237
Storm Water Drainage	407
parks and play grounds	-
Clubhouse/community centres	-
Shopping area	-
Street lighting	141
Consultancy fees and Gate complex etc	-
Horticulture	91
Consultancy fee and Gate complex	3098
Other	-
Land cost	13590
TOTAL	24895

For Model Economic Township Limited


Authorized Signatory

Expenditure to be made in each quarter (in Lakhs)

15

Calendar year
(Amount in Rs Lakhs)

Particulars	Year-2022 Calendar year			Year-2023 Calendar year		
	Jan-Mar	Apr-Jun	Jul-Sept	Jan-Mar	Apr-Jun	Jul-Sept
Roads & Pavements	30	25	30	30	25	30
Water Supply System	20	20	20	20	20	20
Sewerage treatment & garbage disposal	10	10	10	10	10	10
Electricity Supply System	10	10	10	10	10	10
Storm Water Drainage	25	25	25	25	25	25
Horticulture/Greens	4	4	4	4	4	4
Street lighting	7	5	5	7	5	5
Shopping area						
Other (consultancy fees,Gate complex etc)	10	10	10	10	10	10

Particulars	Year-2023 Calendar year	
	Jan-Mar	Apr-June
Roads & Pavements	35	35
Water Supply System	20	22
Sewerage treatment & garbage disposal	-	-
Electricity Supply System	13	-
Storm Water Drainage	25	25
Horticulture/Greens	4	1
Street lighting	6	-
Shopping area		
Other (consultancy fees,Gate complex etc)	10	5

It is hereby stated and declared and the above information is correct and true and nothing has been concealed or misrepresented.

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

For Model Economic Township Limited



Authorized Signatory

1. Financial Information: **Not applicable**

Particulars	Remarks, if any
i. No. of Flats/Apartments constructed	—
ii. No. of Flats/ Apartments booked	—
iii. Total amount sale value of booked Flats, on the date of application/end of last quarter	—
iv. Total amount received from the allottees (booked Flats), on the date of application/end of last quarter	—
v. Balance amount to be received from the allottees (booked Flats, after completion), on the date of application/end of last quarter	—
vi. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	—
vii. Amount invested in the project upto the date of application	—
Land cost (if any)	—
Apartments	—
Infrastructure	—
EDC/ Taxes Etc.	—
viii. Balance cost to be incurred for completion of the project and delivery of possession	—
(a) In respect of existing allottees	—
(b) In respect of rest of the project	—
ix. The amount of loan raised from the banks/ financial institutions/ private persons against the project Annex detail of the securities furnished to the banks/ financial institutions against the aforesaid loans in folder C	—
x. Total liabilities against the project up-to-date (Annex details in folder C)	—

For Model Economic Township Limited



Authorized Signatory

2. Additional information:

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Particulars	Estimated expenditure planned to be incurred as per service plan estimates of the project report. (in Lakhs)	Actual expenditure incurred upto the date of application. (in Lakhs)
I. INTERNAL ROADS AND PAVEMENTS	-	-
II. WATER SUPPLY SYSTEM	-	-
III. STORM WATER DRAINAGE	-	-
IV. ELECTRICITY SUPPLY SYSTEM	-	-
V. SEWAGE TREATMENT & GARBAGE DISPOSAL	-	-
VI. CLUB HOUSE/COMMUNITY CENTRE	-	-
VII. SCHOOL	-	-
VIII. ANY OTHER	-	-
IX. SOLID WASTE COLLECTION & MGMT SYSTEM	-	-
X. CLUBHOUSE	-	-
XI. NEIGHBOURHOOD SHOPPING	-	-
XII. HORTICULTURE/GREEN	-	-
XIII. COVERED PARKING	-	-
XIV. OPEN PARKING	-	-
XV. GARAGES	-	-
XVI. SECURITY SYSTEM	-	-
XVII. Statutory charges, consultancy fees and gate complex	-	-

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed

Signature of the Applicant / Authorized Representative
Stamp _____
Date _____

For Model Economic Township Limited



Authorized Signatory

Accounts related information:

1. Annex copy of the balance sheet of last 3 years (Attached for reference)
2. In case of on-going projects, cash flow statement since start of the project up-to-date in folder D
Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form.
3. Bank account to which the deposits received from apartment buyers will be credited

Yes
Yes

Bank and Branch address

HDFC bank Limited, A-12, Shopping mall, DLF qutub enclave, phase 1, Gurugram,

Bank Account number

122002

IFSC code

00440310000259

MICR code

HDFC 0000044

Branch code

903841

110240005

4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority)

5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details)

Sudhir Jain, Gagan Agarwal 3rd floor 77B Sector 18 IFFCO Road Gurugram

Yes

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Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

For Model Economic Township Limited



Authorized Signatory

Details of the statutory approvals:

1. Annex copies of the following in Folder E:

Lay out Plan	Yes
Demarcation Plan	Yes
Zoning Plan	Yes
Building Plan	No
Site Plan	Yes
Floor Plan	No
Apartment Plans	No
Elevation Section	No
Detail of Permissible FAR	No
Detail of covered area achieved FAR	No

For Model Economic Township Limited


Authorized Signatory

2. Annex copies of the following in Folder E:

- I. ROADS AND PAVEMENT PLAN
- II. ELECTRICITY SUPPLY PLAN
- III. WATER SUPPLY PLAN
- IV. SEWERAGE AND GARBAGE DISPOSAL PLAN
- V. STORM WATER DRAINAGE
- VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY
- VII. STREET LIGHTING PLAN
- VIII. PARKING PLAN

20

Yes
Yes
Yes
Yes
Yes
No
No
No

For Model Economic Township Limited



Authorized Signatory

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENSES FOR PROJECT	ALREADY BEEN OBTAINED	13/4/22
II. CONVEYANCE OF WATER TO SITE FROM NCR CHANNEL	ALREADY BEEN OBTAINED	28-09-2016
III. GROUND WATER FROM CGWA	ALREADY BEEN OBTAINED	24-11-2014
IV. WATER PROCUREMENT	ALREADY BEEN OBTAINED	18-10-2016
V. CONSENT TO ESTABLISH PERMISION	ALREADY BEEN OBTAINED	08-11-2012
VI. ENVIRONMENT CLEARANCE	ALREADY BEEN OBTAINED	16-08-2012
VII. ELECTRICITY PLAN	to be submitted	
VIII. SERVICE PLAN ESTIMATE	to be submitted	
IX. ZONING APPROVAL FOR INDUSTRY PLOT PART OF 729.2632 acres ACRES	yet to be granted	NA

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per law may be given to the allottees.

Signature _____
 Seal _____
 Date _____

For Model Economic Township Limited



Authorized Signatory

- | | |
|--|-----|
| 1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers
(Annex a copy in Folder F) | No |
| 2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment. (Based on the model agreement prescribed in the Rules)
(Annex a copy in Folder F) | Yes |
| 3. Gist of the important provisions of the Draft Agreement
(Annex a copy in Folder F) | NA |

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed

Signature of the Applicant / Authorised Representative _____
Stamp _____
Date _____

For Model Economic Township Limited



Authorized Signatory

Projects launched by the promoter in last five years:

Name and location of the project
INDUSTRIAL COLONY (PART OF 1016.1 ACRES INDUSTRIAL PLOTTED COLONY LAYOUT) IN VILLAGE DADRI TOE, SHEQJIPURA AND BIR DADRI, TEHSIL BADLI, DISTRICT JHAJJR

Total area of the project
560.381 acres

Total number of apartments
Not applicable

Total number of plots
280

The number of plots/ apartments booked/ sold to the allottees :-

Apartments
Not applicable

Plots
257

Details of the expenditure incurred upto date (Amount in Lakhs Only)

Initially estimated cost	Revised Cost	Expenditure incurred upto the date of application(quarter ending December 2021)
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Total cost of the project(Other than cost of the land)	30,155	37,077	18,465
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Cost of apartment	NA	NA	NA
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Cost of infrastructure	28,634	35,315	16,741
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Other Costs	1,522	1,762	1,724
-------------	-------	-------	-------

Projects other details (Amount in Lakhs Only)

Amount of money collected from current allottees of the apartments/ plots upto the date of filing this application
66,924 Upto 31st dec '21

Remaining amount of sale price money to be collected from the current allottees of the apartments
15,754 Total Sale Value less collections till Dec 21

Loan sanctioned by the banks/ other financial institutions against the project
Nil

Amount drawn from the banks/ other financial institution till the date of filing this application
Nil

Whether any litigation is pending against the project
Nil

Initial date of completion of the project
01.06.2017

Likely date of completion of the project
11.02.2025 11.05.2024 plus 9 months

For Model Economic Township Limited

Authorized Signatory

Name and location of the project

INDUSTRIAL COLONY (PART OF 1016.1 ACRES INDUSTRIAL PLOTTED COLONY LAYOUT) IN VILLAGE DADRI TOE, SHEOJIPURA AND BIR DADRI, TEHSIL BADLI, DISTRICT JHAJJUR

24

Total area of the project 88.081 acres

Total number of apartments Not applicable

Total number of plots 83

The number of plots/ apartments booked/ sold to the allottees :-

Apartments Not applicable

Plots 78

Details of the expenditure incurred upto date (Amount in Lakhs Only)

	Initially estimated cost	Revised Cost	Expenditure incurred upto the date of application(quarter ending December 2021)
--	--------------------------	--------------	---

Total cost of the project(Other than cost of the land)

4,215

5,552

2,279

Cost of apartment

NA

NA

NA

Cost of infrastructure

4,036

5,369

2,127

Other Costs

177

183

152

Projects other details (Amount in Lakhs Only)

Total amount of money collected from current allottees of the apartments/ upto the date of filing this application

7,860

Upto 31st dec '21

Remaining amount of sale price money to be collected from the current allottees of the apartments

9,757

Total Sale Value less collections till Dec 21

Loan sanctioned by the banks/ other financial institutions against the project

Nil

Amount drawn from the banks/ other financial institution till the date of filing this application

Nil

Whether any litigation is pending against the project

Nil

Initial date of completion of the project

01.05.2020

Likely date of completion of the project

03.12.2024

For Model Economic Township Limited



Authorized Signatory

Name and location of the project

AFFORDABLE PLOTTED COLONY (PART OF 1016.1 ACRES INDUSTRIAL COLONY) IN VILLAGE DADRI TOE, BIR DADRI, BAINOLA, YAKUBPUR, SONDI AND FATEHPUR, TEHSIL BADLI, DISTRICT JHAJJAR

25

Total area of the project 79.756 acres
Total number of apartments Not applicable
Total number of plots 812

The number of plots/ apartments booked/ sold to the allottees :-

Apartments Not applicable
Plots 674

Details of the expenditure incurred upto date (Amount in Lakhs Only)

	Initially estimated cost	Revised Cost	Expenditure incurred upto the date of application(quarter ending December 2021)
Total cost of the project(Other than cost of the land)	8693	9809	1312
Cost of apartment	NA	NA	NA
Cost of infrastructure	8476	8397	1100
Other Costs	217	212	212

Projects other details (Amount in Lakhs Only)

Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application 2,331 Upto 31st dec 21
Remaining amount of sale price money to be collected from the current allottees of the apartments 20,590 Total Sale Value less collections till Dec 21

Loan sanctioned by the banks/ other financial institutions against the project Nil

Amount drawn from the banks/ other financial institution till the date of filing this application Nil

Whether any litigation is pending against the project Nil

Initial date of completion of the project 01 07 2021

Likely date of completion of the project 30 06 2026

For Model Economic Township Limited



Authorized Signatory

Total area of the project 3.96 acres
 Total number of apartments Not applicable
 Total number of plots 45

The number of plots/ apartments booked/ sold to the allottees :-

Apartments Not applicable
 Plots 38

Details of the expenditure incurred upto date (Amount in Lakhs Only)

Initially estimated cost	Revised Cost	Expenditure incurred upto the date of application(quarter ending December 2021)
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Total cost of the project(Other than cost of the land)	1,294	1,819	310
Cost of apartment	NA	NA	NA
Cost of infrastructure	1214	1,607	309
Other Costs	80	12	9

Projects other details (Amount in Lakhs Only)

Amount of money collected from current allottees of the apartments/ plots upto the date of filing this application 1,050 Upto 31st dec '21

Remaining amount of sale price money to be collected from the current allottees of the apartments 1,638 Total Sale Value less collections till Dec 21

Loan sanctioned by the banks/ other financial institutions against the project Nil

Amount drawn from the banks/ other financial institution till the date of filing this application Nil

Whether any litigation is pending against the project Nil

Initial date of completion of the project 01.03.2021

Likely date of completion of the project 01.03.2024

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed

For Model Economic Township Limited

 Authorized Signatory

Signature of the Applicant / Authorised Representative
 Stamp _____
 Date _____

SPECIFICATION OF CONSTRUCTION

Specification of apartments and other buildings including the following:

1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	NA
2	WALL FINISHING DETAILS	NA
3	KITCHEN DETAILS	NA
4	BATHROOM FITTINGS	NA
5	WOOD WORK ETC	NA
6	DOORS AND WINDOS FRAMES	NA
7	GLASS WORK	NA
8	ELECTRIC FITTINGS	NA
9	CONDUCTING AND WIRING DETAILS	NA
10	CUPBOARD DETAILS	NA
11	WATER STORAGE	NA
12	LIFT DETAILS	NA
13	EXTERNAL GLAZINGS	NA
13.1	WINDOWS/GLAZINGS	NA
14	DOORS	NA
14.1	MAIN DOORS	NA
14.2	INTERNAL DOORS	NA
15	AIR CONDITIONING	NA
16	ELECTRICAL FITTINGS	NA
17	CNG PIPE LINE	NA
18	PROVISION OF WIFI AND BROADBAND FACILITY	NA
19	EXTERNAL FINISHING/COLOUR SCHEME	NA
20	INTERNAL FINISHING	NA

For Model Economic Township Limited



Authorized Signatory

SPECIFICATION UNIT WISE	
1 . LIVING/DINING/FOYER/FAMILY LOUNGE	
1.1	FLOOR NA
1.2	WALLS NA
1.3	CEILING NA
2 . MASTER BEDROOM/DRESSROOM	
2.1	FLOOR NA
2.2	WALLS NA
2.3	CEILING NA
2.4	MODULAR WARDROBES NA
3 . MASTER TOILET	
3.1	FLOOR NA
3.2	WALLS NA
3.3	CEILING NA
3.4	COUNTERS NA
3.5	SANITARY WARE/CP FITTINGS NA
3.6	FITTING/FIXTURES NA
4 . BED ROOMS	
4.1	FLOOR NA
4.2	WALLS NA
4.3	CEILING NA
4.4	WARDROBES NA
5 . TOILET	
5.1	FLOOR NA
5.2	WALLS NA
5.3	CEILING NA
5.4	COUNTERS NA
5.5	SANITARY WARE/CP FITTINGS NA
5.6	FIXTURES NA
6 . KITCHEN	
6.1	FLOOR NA
6.2	WALLS NA
6.3	CEILING NA
6.4	COUNTERS NA
6.5	FIXTURES NA
6.6	KITCHEN APPLIANCES NA
7 . UTILITY ROOMS/UTILITY BALCONY/TOILET	
7.1	FLOOR NA
7.2	WALLS & CEILING NA
7.3	TOILET NA
7.4	BALCONY NA
8 . SIT-OUTS	
8.1	FLOOR NA
8.2	WALLS & CEILING NA
8.3	RAILINGS NA
8.4	FIXTURES NA

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative
 Stamp _____
 Date _____

For Model Economic Township Limited



Authorized Signatory

List of Uploaded Documents

Sr. No.	Document Description	Date of Upload Document
1	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	16-04-2019
2	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	18-04-2019
3	ZONING PLAN	18-04-2019
4	DEMARICATION PLAN	18-04-2019
5	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	19-04-2019
6	COPY OF REGISTRATION CERTIFICATE (CERTIFICATE OF INCORPORATION)	19-04-2019
7	MEMORANDUM OF ASSOCIATION	19-04-2019
8	BOARD RESOLUTION	19-04-2019
9	REP II FORM	19-04-2019
10	AMOUNT TO BE COLLECTED FROM ALLOTTEES FOR 88.725 ACRES PROJECT	19-04-2019
11	INITIAL & LIKELY SCHEDULE OF COMPLETION OF 278.006 ACRES PROJECT	19-04-2019
12	INITIAL & LIKELY SCHEDULE OF COMPLETION OF 88.725 ACRES PROJECT	19-04-2019
13	ELECTRIFICATION SUPPLY PLAN	19-04-2019
14	PROJECT GUIDE MAP	19-04-2019
15	AMOUNT TO BE COLLECTED FROM ALLOTTEES FOR 278.006 ACRES PROJECT	19-04-2019
16	ROAD AND PAVEMENT PLAN	19-04-2019
17	DRAFT AGREEMENT WHICH SHALL BE MADE BEFORE SEEKING ANY DEPOSIT EXCEEDING 10%	19-04-2019
18	WATER SUPPLY PLAN	19-04-2019
19	STORM WATER DRAINAGE PLAN	19-04-2019
20	SEWERAGE NETWORK	19-04-2019
21	CERTIFICATE FROM A CHARTERED ACCOUNTANT CERTIFYING THAT THE INFORMATION PROVIDED BY THE APPLICANT IN FORM REP-1-C-X IS CORRECT AS PER THE BOOKS OF ACCOUNTS/ BALANCE SHEET OF THE APPLICANT	09-05-2019
22	COPY OF BALANCE SHEET OF LAST 3 YEARS	04-06-2019
23	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	04-06-2019
24	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED ZONING PLAN	10-06-2019
25	DRAFT OF REGISTRATION FEE	07-06-2019
26	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	07-06-2019
27	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED	07-06-2019
28	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	10-06-2019
29	A COMPLETE SET OF THE LAST APPROVED BUILDING PLANS	10-06-2019

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

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Stamp _____
Date _____

For Model Economic Township Limited


Authorized Signatory