



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA CORRIGENDUM

Registration No. HRERA-PKL-JJR-6-2018 dated 27.04.2018

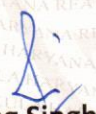
Project: "Model Economic Township" an Industrial Colony on land measuring 561.1125 acres located on the State Highway 15 A in village Dadri Toe, Yakubpur and Sondhi, Tehsil Badli, Jhajjar.

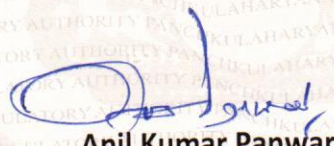
Promoters: Model Economic Township Ltd., Third Floor, 77B, IFFCO Road, Sector-18, Gurugram-122015, CIN No. U70109HR2006PLC036416.

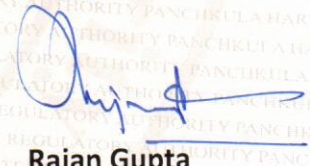
The Haryana Real Estate Regulatory Authority, Panchkula had registered the captioned project vide Registration Certificate bearing no.HRERA-PKL-JJR-6-2018 dated 27.04.2018. The promoter of the project has now proposed deregistration of an area measuring 12.35 acres and an addition of 11.625 acres in the already registered area measuring 561.1125 acres revising the total area to 560.38 acres without proposing any change in the completion date.

Rest of the terms and conditions of the said certificate shall remain unchanged.

This Corrigendum shall be part and parcel of the Registration Certificate No. RERA-PKL-JJR-6-2018 dated 27.04.2018 issued by the Authority. The revised (A to H) and revised layout plan are being annexed herewith as **Annexure A** and **Annexure B** respectively.


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member


Rajan Gupta
Chairman

HRERA Panchkula

Temp Project Id : RERA-PKL-PROJ-562-2019
 Submission Date : 10-06-2019 07:23:38 AM
 Applicant Type : Company
 Project Type: ONGOING

Forwarding letter and Index

From

Model Economic Township Ltd., 3rd Floor, 77-B
 IFFCO road, Sec-18, Gurugram, Haryana-122015

To

The Haryana Real Estate Regulatory Authority,
 Panchkula.

Sir,

Enclosed is an application for registration of real estate project named , Industrial colony for 560.3875 acre
 land
 located at **Village Dadri Tol, Sondhi and Yakubpur, Sector 5, 7a & 7b, District 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.	Forms		Folders	
	Form No.	Pages	Number	Pages
1	REP-I-Part-A		A	
2	REP-I-Part-B		B	
3	REP-I-Part-C		C	
4	REP-I-Part-D		D	
5	REP-I-Part-E		E	
6	REP-I-Part-F		F	
7	REP-I-Part-G		G	
8	REP-I-Part-H		H	

Dated: 25.12.2019

Signature of the Applicant
 Mobile No. 9910050495
 Email ID Sudhir.jain@ril.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)

MODEL ECONOMIC TOWNSHIP LIMITED

3RD FLOOR, 77-B, IFFCO ROAD,
SECTOR-18, GURGAON-122015,
HARYANA, INDIA

Phone(Landline)

01243527369

Phone(Mobile)

9871212564

Email ID

ajay.nijhawan@ril.com

Website

http://www.modeleconomictownship.com

CIN No.

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-400061

Phone (landline) 01243527372

Phone (Mobile) 9899546925

Email ID shrivallabh.goyal@ril.com

(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

(Annex a copy in Folder A)

4. Director 2:



Name : NAREESH KUMAR JAIN

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

Phone (landline): 0120-4263965

Phone (Mobile) 9818348811

Email ID: nkjain1953@gmail.com

(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@bimtech.ac.in

(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@ril.com

(Annex a copy in Folder A)



For Model Economic Township Limited

Authorized Signatory

7. Authorised representative for correspondance with Authority:



Name : AJAY NARENDRA NIJHAWAN

Residential Address : S O Shiv Kumar Nijhawan H no 3942 sector23 choma62 Carterpuri Farrukhnagar Gurgaon 122017

Phone (landline) 01243527375

Phone (Mobile) 9871212564

Email ID Ajay.nijhawan@ril.com



(Annex a copy in Folder A)

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

FORM REP-I

Part - A

Location and Address of the project:

1. Name of the project

INDUSTRIAL COLONY FOR
560.3875 ACRES

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

MODEL ECONOMIC TOWNSHIP LTD.,
SECTOR-5, 7A & 7B, DADRI TOE, JHAJJAR

Tehsil

BADLI

District

JHAJJAR

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

Phone(Landline)

0124-3527378

Phone(Mobile)

9910050495

Email

Sudhir.Jain@ril.com

4. Contact person at the site office:

Name

ANIL SHARMA

Phone(Landline)

01243527331

Phone(Mobile)

9910021132

Email

Anil.sharma@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 25.12.2019



For Model Economic Township Limited

Authorized Signatory

FORM REP-I
Part - A
Fee Details

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:

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	NA	NA	NA	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
Mobile No. [9910050495](tel:9910050495)
Email ID Sudhir.Jain@ril.com



neha
11/3/2020

For Model Economic Township Limited

Authorized Signatory

FORM REP-I

Part - B

Information relating to the project land and license:

1. Land area of the project	560.3875 (Acre)
2. Permissible FAR	NA
3. FAR proposed to be utilized in the project	0
4. Total licensed area, if the land area of the present project is a part thereof	1000.77875 (Acre)
5. License number granted by the Town & Country Planning Department for the project. (Annex copy in folder B)	06 of 2012 (01.02.2012) 16 of 2018 (23.02.2018) 129 of 2019 (04.12.2019)
6. Is the applicant owner-licensee of the land for which the registration is being sought.	Yes (As per license granted)

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 25.12.2019



For Model Economic Township Limited

Authorized Signatory

FORM REP-I

Part - C

Project Details:

1. Estimated cost of the project:

(Annex a copy of the project in Folder C)

i. Cost of the land (if included in the estimated cost)

Rs 78819 Lakh

ii. Estimated cost of construction of apartments

Rs 48663 Lakh

iii. Estimated cost of infrastructure and other structures

Rs 0 Lakh

iv. Other Costs including EDC, Taxes, Levies etc.

Rs 28634 Lakh

Rs 1522 Lakh

2. The total land of the project measuring 560.3875 Acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	307.543
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	0
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	36.82
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	0
13	ROADS	116.365
14	STP ESS WATER TANKS ETC	17.89
15	UNDETERMINED	81.77
	Total	560.3875



For Model Economic Township Limited

Authorized Signatory

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	Provincial division, PWD B&R, Jhajjar	Yes
WATER SUPPLY	Irrigation Dept., GoH	Yes
ELECTRICITY	UHBVN	Yes
SEWAGE DISPOSAL	Irrigation Dept., GoH	Yes
STORM WATER DRAINAGE	Irrigation Dept., GoH	Yes

Environment Clearance MoEF yes

Consent to establish HSPCB yes



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11/02/20

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:

Sr. No.	Name of the facility	Estimated cost (in Rs Lakh)(Within the project area only)	Remarks: Yet to be prepared / Submitted to HUDA, Town & Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)
1	INTERNAL ROADS AND PAVEMENTS	7809	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	4020	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	3166	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	9411	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	2050	AS PER PROJECT REPORT
6	STREET LIGHTING	472	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	Horticulture	118	AS PER PROJECT REPORT
15	STATUTORY AND OTHER FEE	1522	AS PER PROJECT REPORT
16	CONSULTANCY FEES, GATE COMPLEX ETC.	1589	

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.

04-12-2019 (date)

6. Date of approval of Building Plans

NA (date)

*For detailed cost, please refer the excel attached in folder C



For Model Economic Township Limited

Authorized Signatory

meha
11/3/2020

i. Details of plots/apartments in the project

Sr. No	Plot/Apartment type	Standard Size of plot/carpet area of the apartment (in acre)	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	25.00	1	1	0	<u>NA</u>
2	Industrial	12.00	2	0	2	<u>NA</u>
3	Industrial	8.00	2	0	2	<u>NA</u>
4	Industrial	6.00	3	0	3	<u>NA</u>
5	Industrial	5.00	4	2	2	<u>NA</u>
6	Industrial	4.00	1	0	1	<u>NA</u>
7	Industrial	3.50	3	0	3	<u>NA</u>
8	Industrial	3.00	5	1	4	<u>NA</u>
9	Industrial	2.50	9	3	6	<u>NA</u>
10	Industrial	2.00	12	4	8	<u>NA</u>
11	Industrial	1.50	11	2	9	<u>NA</u>
12	Industrial	1.25	8	4	4	<u>NA</u>
13	Industrial	1.00	44	26	18	<u>NA</u>
14	Industrial	0.75	16	8	8	<u>NA</u>
15	Industrial	0.50	33	24	9	<u>NA</u>
16	Industrial	0.25	48	43	5	<u>NA</u>
17	Commercial	1.35	1	0	1	<u>NA</u>
18	Commercial	1.46	1	0	1	<u>NA</u>



For Model Economic Township Limited

[Signature]

Authorized Signatory

Sr. No	Plot/Apartment type	Standard Size of plot/carpet area of the apartment (in acre)	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
19	Commercial	3.95	1	0	1	<u>NA</u>
20	Commercial	1.51	1	0	1	<u>NA</u>
21	Commercial	1.26	1	0	1	<u>NA</u>
22	Commercial	1.09	1	0	1	<u>NA</u>
23	Commercial	0.75	1	0	1	<u>NA</u>
24	Commercial	2.09	1	0	1	<u>NA</u>

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



For Model Economic Township Limited

Authorized Signatory

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

Start Date	N/A
Earlier date of completion	N/A
Revised date of completion	N/A

(c) Time schedule for development of infrastructure:

Start Date	N/A
Percentage completion Upto the date of application	N/A
Projected date of completion	N/A

(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	118	One plot handed over.

(b) Schedule for development of Infrastructure:

Start Date	01-06-2017
Percentage completion	69.6% (Including Land Cost)
Projected date of completion	11-05-2024

(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	NA
b) Still parking	NA
c) Covered parking	NA
d) Open parking	NA
e) Independent garages	NA

(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 Rs Lakh)

Particulars	Expenditure (Till 30th Sept, 2019)
Apartments	0
Shops	0
Plots	54827 (Including Land & Infrastructure)

Expenditure to be made in each quarter (In Lakhs)

Particulars	Expenditure to be made in each quarter ()			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar



For Model Economic Township Limited

Authorized Signatory

(b) Infrastructure

Expenditure incurred till the date of application (In Rs Lakh)

Particulars	Expenditure (Till 30th Sept, 2019)
Roads & Pavements	1408
Water Supply System	1440
Sewerage treatment & garbage disposal	6
Electricity Supply System	786
Storm Water Drainage	277
Parks and Playgrounds	0
Clubhouse/community centres	0
Shopping area	0
Horticulture	0
Statutory and other fee	1381
street lighting	11
Consultancy fees, Gate complex etc.	855

*Land Cost(Rs Lakhs): 48663

*Total(Rs Lakhs): 54827

*Above information is as per the HRERA registration granted

*For detailed cost, please refer the excel attached in folder C

For Model Economic Township Limited



Authorized Signatory



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4/3/2020

Expenditure to be made in each quarter (In Rs Lakhs)

Particulars	Year-2019			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements			0	500
Water Supply System			0	100
Sewerage treatment & garbage disposal			0	200
Electricity Supply System			0	200
Storm Water Drainage			0	300
Horticulture			0	3
Clubhouse/community centres			0	0
Consultancy Fees, Gate complex etc.			0	20
Other			0	0
street lighting			0	50
Statutory/other fees			0	7

Particulars	Year-2020 Calendar year (Amount in Rs Lakhs)			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	1000	1500	2000	1000
Water Supply System	100	200	300	200
Sewerage treatment & garbage disposal	300	700	200	100
Electricity Supply System	500	800	500	1000
Storm Water Drainage	300	600	500	400
Horticulture	5	15	12	20
Consultancy Fees, Gate complex etc.	30	50	50	50
Street Lighting	50	200	50	0
Statutory/other fees	7	7	7	7

Particulars	Year-2021 Calendar year (Amount in Rs Lakhs)			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	0	401
Water Supply System	500	400	500	0
Sewerage treatment & garbage disposal	0	0	0	0
Electricity Supply System	500	1000	0	0
Storm Water Drainage	0	50	100	139
Horticulture	15	15	10	3
Consultancy Fees, Gate complex etc.	0	0	50	50
Street Lighting	100	0	11	0
Statutory/other fees	7	7	7	7

Particulars	Year-2022 Calendar year (Amount in Rs Lakhs)			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	0	0
Water Supply System	0	0	100	179
Sewerage treatment & garbage disposal	0	100	200	0
Electricity Supply System	0	300	500	1000
Storm Water Drainage	0	200	200	100
Horticulture	2	2	2	2
Consultancy Fees, Gate complex etc.	50	50	50	50
Street Lighting	0	0	0	0
Statutory/other fees	7	7	7	7



For Model Economic Township Limited

[Handwritten Signature]
Authorized Signatory

Particulars	Year-2023 Calendar year (Amount in Rs Lakhs)			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	0	0
Water Supply System	0	0	0	0
Sewerage treatment & garbage disposal	0	100	144	0
Electricity Supply System	1000	300	300	500
Storm Water Drainage	0	0	0	0
Horticulture	2	2	2	2
Consultancy Fees, Gate complex etc.	50	50	50	50
Street Lighting	0	0	0	0
Statutory/other fees	7	7	7	7

Particulars	Year-2024 Calendar year (Amount in Rs Lakhs)			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	0	0
Water Supply System	0	0	0	0
Sewerage treatment & garbage disposal	0	0	0	0
Electricity Supply System	225	0	0	0
Storm Water Drainage	0	0	0	0
Horticulture	2	2	0	0
Consultancy Fees, Gate complex etc.	34	0	0	0
Street Lighting	0	0	0	0
Statutory/other fees	7	7	0	0

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

*For detailed cost, please refer the excel attached in folder C

Signature of the Applicant / Authorised Representative
Stamp
Date 25.12.2019



For Model Economic Township Limited


Authorized Signatory

FORM REP-I

Part - C-X

1. Financial information:

Particulars		Remarks, if any
i. No. of Flats/Apartments constructed	210	Its a plotted colony
ii. No. of Flats/ Apartments booked	118	Its a plotted colony
iii. Total amount sale value of booked Flats, on the date of application/end of last quarter	Rs 26265 Lakh	Pertaining to plots
iv. Total amount received from the allottees (booked Flats), on the date of application/end of last quarter	Rs 15901 Lakh	Pertaining to plots
v. Balance amount to be received from the allottees (booked Flats, after completion), on the date of application/end of last quarter	Rs 10364 Lakh	
vi. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	Rs 2449 Lakh	Pertaining to plots
vii. Amount invested in the project upto the date of application	Rs 54827 Lakh	
Land cost (If any)	Rs 48663 Lakh	
Apartments	0 Lakhs	
Infrastructure	Rs 4784 Lakh	Including taxes & statutory fee
EDC/ Taxes Etc.	Rs 1381 Lakhs	Included In above
viii. Balance cost to be incurred for completion of the project and delivery of possession	Rs 23992 Lakh	Including taxes & statutory fee
(a) In respect of existing allottees	Rs 8977 Lakh	
(b) In respect of rest of the project	Rs 15015 Lakh	
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	0 Lakhs	
x. Total liabilities against the project up-to-date. (Annex details in folder C)	Rs 72 Lakh	

*For detailed cost, please refer the excel attached in folder C



For Model Economic Township Limited


Authorized Signatory

2.Additional information:

Particulars	Estimated expenditure planned to be incurred as per service plan estimates or the project report. (In Rs Lakh)	Actual expenditure incurred upto the date of application. (In Rs Lakh) (Till 30th Sept, 2019)
I. INTERNAL ROADS AND PAVEMENTS	7809	1408
II. WATER SUPPLY SYSTEM	4020	1440
III. STORM WATER DRAINAGE	3166	277
IV. ELECTRICITY SUPPLY SYSTEM	9411	786
V. SEWAGE TREATMENT & GARBAGE DISPOSAL	2050	6
VI. CLUB HOUSE/COMMUNITY CENTRE	0	0
VII. SCHOOL	0	0
VIII. STREET LIGHTING	472	11
IX. SOLID WASTE COLLECTION & MGMT SYSTEM	0	0
X. CLUBHOUSE	0	0
XI. NEIGHBOURHOOD SHOPPING	0	0
XII. HORTICULTURE	118	0
XIII. COVERED PARKING	0	0
XIV. OPEN PARKING	0	0
XV. GARAGES	0	0
XVI. SECURITY SYSTEM	0	0
XVII. STATUTORY FEES	1522	1381
XVIII. CONSULTANCY FEES, GATE COMPLEX ETC.	1589	855

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 25.12.2019

*For detailed cost, please refer the excel attached in folder C



For Model Economic Township Limited

Authorized Signatory

FORM REP-I

Part - D

Accounts related information:

1. Annex copy of the balance sheet of last 3 years Yes
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. Yes
3. Bank account to which the deposits received from apartment buyers will be credited

Bank and Branch address **HDFC BANK, B-1, VANIJYA KUNJ, ENKAY TOWER, UDYOG VIHAR, PHASE V, GURUGRAM-122001**

Bank Account number **5750000060362**

IFSC code **HDFC000485**

MICR code **110240077**

Branch code **0000485**

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) **Sudhir Jain/ Gagan Aggarwal C/o Model Economic Township Limited 3rd Floor, 77-B, IFFCO Road, Sector-18, Gurugram-122015, Haryana**

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) **Uploaded in "upload documents" part**

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 25.12.2019

For Model Economic Township Limited



mehta
11/12/20

Authorized Signatory

Details of the statutory approvals:

1. Annex copies of the following in Folder E:

i. Lay out Plan	Yes
ii. Demarcation Plan	Yes
iii. Zoning Plan (for 25.463 acres plot)	YES
iv. 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	Yes
II. ELECTRICITY SUPPLY PLAN	Yes
III. WATER SUPPLY PLAN	Yes
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	Yes
V. STROM WATER DRAINAGE	Yes
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	No
VII. STREET LIGHTING PLAN	No
VIII. PARKING PLAN	No

For Model Economic Township Limited



Authorized Signatory



meha
11/3/2020

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENSES FOR PROJECT (Lic.06 of 2012) (License already attached in Folder "B")	ALREADY BEEN OBTAINED	01-012-2012
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 PERMISSION	ALREADY BEEN OBTAINED	08-11-2012
VI. ENVIRONMENT CLEARANCE	ALREADY BEEN OBTAINED	16-08-2012
VII. ELECTRICITY PLAN	ALREADY BEEN OBTAINED	24-08-2018
VIII. ACCESS FROM SH 15A AT CH 16.71 KM	ALREADY BEEN OBTAINED	29-08-2018
IX. ACCESS FROM SH 15A AT CH 30.47 KM	ALREADY BEEN OBTAINED	09-11-2011
X. SERVICE PLAN ESTIMATE 561.1125	ALREADY BEEN OBTAINED	27-08-2018
XI. LICENSE FOR 472.3875 (Lic. 16 of 2018) (License already attached in Folder "B")	ALREADY BEEN OBTAINED	23-02-2018
XII. ZONING APPROVAL FOR INDUSTRY PLOT (LIC. 06 OF 2012) PART OF 561.1125 ACRES	APPLIED FOR BUT YET TO RECEIVE	NA
XIII. ACCESS FROM YAKUBPUR-BADLI ROAD AT CH 1.05 KM	ALREADY BEEN OBTAINED	27-08-2018
XIV. LICENSE FOR PROJECT 129 OF 2019 (License already attached in Folder "B")	ALREADY BEEN OBTAINED	04-12-2019

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 25.12.2019



For Model Economic Township Limited


Authorized Signatory

FORM REP-I

Part - F

- 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

FORM REP-I

Part - G

Projects launched by the promoter in last five years:

1. Name and location of the project **INDUSTRIAL COLONY OVER 284.131 ACRES IN VILLAGE DADRI TOE, SHEOJIPURA AND BIR DADRI, TEHSIL BADLI, DISTRICT JHAJJR**
2. Particulars of the project in brief:
- i. Total area of the project **284.131**
- ii. Total number of apartments **0**
- iii. Total number of plots **66**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **0**
- (b) Plots **48**
4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Rs Lakh)	Revised cost (In Rs Lakh)	Expenditure incurred upto the date of application (In Rs Lakh) Till 30th Sept, 2019
Total cost of the project (Other than cost of land)	11847	15410	9386
Cost of the apartments	0	0	0
Cost of the infrastructure	11847	15410	9386
Others costs	0	0	0

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **Rs 25241 Lakh (Upto 30th Sept, 2019)**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **Rs 81 Lakh**
7. Loan sanctioned by the banks/ other financial institutions against the project. **0 Lakhs**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**
9. Whether any litigation is pending against the Project:
Yes/No **No**
(If yes-give Annex details in folder G)
10. Initial date of completion of the project. **30-09-2022**
11. Likely date of completion of the project. **30-09-2022**

1. Name and location of the project **INDUSTRIAL COLONY FOR 561.1125 ACRES IN VILLAGE DADRI TOE, TEHSIL BADLI, DISTRICT JHAJJAR**
2. Particulars of the project in brief:
- i. Total area of the project **561.1125**
- ii. Total number of apartments **0**
- iii. Total number of plots **200**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **0**
- (b) Plots **118**
4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Rs Lakh)	Revised cost (In Rs Lakh)	Expenditure incurred upto the date of application (In Rs Lakh) Till 30th Sept, 2019
Total cost of the project (Other than cost of land)	3726	30156	6165
Cost of the apartments	0	0	0
Cost of the infrastructure	3726	30156	6165
Others costs	0	0	0

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **Rs 15901 Lakh (Upto 30th Sept, 2019)**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **Rs 2449 Lakh**
7. Loan sanctioned by the banks/ other financial institutions against the project. **0 Lakhs**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**
9. Whether any litigation is pending against the Project:
Yes/No **No**
(If yes-give Annex details in folder G)
10. Initial date of completion of the project. **11-05-2024**
11. Likely date of completion of the project. **11-05-2024**

For Model Economic Township Limited

Authorized Signatory



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

meb
11/3/2020

SPECIFICATION OF CONSTRUCTION		
Specification of apartments and other buildings including the following:		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	NOT APPLICABLE AS ITS A PLOTTED COLONY
2	WALL FINISHING DETAILS	NOT APPLICABLE AS ITS A PLOTTED COLONY
3	KITCHEN DETAILS	NOT APPLICABLE AS ITS A PLOTTED COLONY
4	BATHROOM FITTINGS	NOT APPLICABLE AS ITS A PLOTTED COLONY
5	WOOD WORK ETC	NOT APPLICABLE AS ITS A PLOTTED COLONY
6	DOORS AND WINDOS FRAMES	NOT APPLICABLE AS ITS A PLOTTED COLONY
7	GLASS WORK	NOT APPLICABLE AS ITS A PLOTTED COLONY
8	ELECTRIC FITTINGS	NOT APPLICABLE AS ITS A PLOTTED COLONY
9	CONDUCTING AND WIRING DETAILS	NOT APPLICABLE AS ITS A PLOTTED COLONY
10	CUPBOARD DETAILS	NOT APPLICABLE AS ITS A PLOTTED COLONY
11	WATER STORAGE	NOT APPLICABLE AS ITS A PLOTTED COLONY
12	LIFT DETAILS	NOT APPLICABLE AS ITS A PLOTTED COLONY
13	EXTERNAL GLAZINGS	NOT APPLICABLE AS ITS A PLOTTED COLONY
13.1	WINDOWS/GLAZINGS	NOT APPLICABLE AS ITS A PLOTTED COLONY
14	DOORS	NOT APPLICABLE AS ITS A PLOTTED COLONY
14.1	MAIN DOORS	NOT APPLICABLE AS ITS A PLOTTED COLONY
14.2	INTERNAL DOORS	NOT APPLICABLE AS ITS A PLOTTED COLONY
15	AIR CONDITIONING	NOT APPLICABLE AS ITS A PLOTTED COLONY
16	ELECTRICAL FITTINGS	NOT APPLICABLE AS ITS A PLOTTED COLONY
17	CNG PIPE LINE	NOT APPLICABLE AS ITS A PLOTTED COLONY
18	PROVISION OF WIFI AND BROADBAND FACILITY	NOT APPLICABLE AS ITS A PLOTTED COLONY
19	EXTERNAL FINISHING/COLOUR SCHEME	NOT APPLICABLE AS ITS A PLOTTED COLONY
20	INTERNAL FINISHING	NOT APPLICABLE AS ITS A PLOTTED COLONY



For Model Economic Township Limited

Authorized Signatory

SPECIFICATION UNIT WISE		
1 . LIVING/DINING/FOYER/FAMILY LOUNGE		
1 . 1	FLOOR	NOT APPLICABLE AS ITS A PLOTTED COLONY
1 . 2	WALLS	NOT APPLICABLE AS ITS A PLOTTED COLONY
1 . 3	CEILING	NOT APPLICABLE AS ITS A PLOTTED COLONY
2 . MASTER BEDROOM/DRESSROOM		
2 . 1	FLOOR	NOT APPLICABLE AS ITS A PLOTTED COLONY
2 . 2	WALLS	NOT APPLICABLE AS ITS A PLOTTED COLONY
2 . 3	CEILING	NOT APPLICABLE AS ITS A PLOTTED COLONY
2 . 4	MODULAR WARDROBES	NOT APPLICABLE AS ITS A PLOTTED COLONY
3 . MASTER TOILET		
3 . 1	FLOOR	NOT APPLICABLE AS ITS A PLOTTED COLONY
3 . 2	WALLS	NOT APPLICABLE AS ITS A PLOTTED COLONY
3 . 3	CEILING	NOT APPLICABLE AS ITS A PLOTTED COLONY
3 . 4	COUNTERS	NOT APPLICABLE AS ITS A PLOTTED COLONY
3 . 5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE AS ITS A PLOTTED COLONY
3 . 6	FITTING/FIXTURES	NOT APPLICABLE AS ITS A PLOTTED COLONY
4 . BED ROOMS		
4 . 1	FLOOR	NOT APPLICABLE AS ITS A PLOTTED COLONY
4 . 2	WALLS	NOT APPLICABLE AS ITS A PLOTTED COLONY
4 . 3	CEILING	NOT APPLICABLE AS ITS A PLOTTED COLONY
4 . 4	WARDROBES	NOT APPLICABLE AS ITS A PLOTTED COLONY
5 . TOILET		
5 . 1	FLOOR	NOT APPLICABLE AS ITS A PLOTTED COLONY
5 . 2	WALLS	NOT APPLICABLE AS ITS A PLOTTED COLONY
5 . 3	CEILING	NOT APPLICABLE AS ITS A PLOTTED COLONY
5 . 4	COUNTERS	NOT APPLICABLE AS ITS A PLOTTED COLONY
5 . 5	SANITARY WARE/CP FITTINGS	NOT APPLICABLE AS ITS A PLOTTED COLONY
5 . 6	FIXTURES	NOT APPLICABLE AS ITS A PLOTTED COLONY
6 . KITCHEN		
6 . 1	FLOOR	NOT APPLICABLE AS ITS A PLOTTED COLONY
6 . 2	WALLS	NOT APPLICABLE AS ITS A PLOTTED COLONY
6 . 3	CEILING	NOT APPLICABLE AS ITS A PLOTTED COLONY
6 . 4	COUNTERS	NOT APPLICABLE AS ITS A PLOTTED COLONY
6 . 5	FIXTURES	NOT APPLICABLE AS ITS A PLOTTED COLONY
6 . 6	KITCHEN APPLIANCES	NOT APPLICABLE AS ITS A PLOTTED COLONY
7 . UTILITY ROOMS/UTILITY BALCONY/TOILET		
7 . 1	FLOOR	NOT APPLICABLE AS ITS A PLOTTED COLONY
7 . 2	WALLS & CEILING	NOT APPLICABLE AS ITS A PLOTTED COLONY
7 . 3	TOILET	NOT APPLICABLE AS ITS A PLOTTED COLONY
7 . 4	BALCONY	NOT APPLICABLE AS ITS A PLOTTED COLONY
8 . SIT-OUTS		
8 . 1	FLOOR	NOT APPLICABLE AS ITS A PLOTTED COLONY
8 . 2	WALLS & CEILING	NOT APPLICABLE AS ITS A PLOTTED COLONY
8 . 3	RAILINGS	NOT APPLICABLE AS ITS A PLOTTED COLONY
8 . 4	FIXTURES	NOT APPLICABLE AS ITS A PLOTTED COLONY

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	ROAD & PAVEMENT PLAN	24-05-2019
2	WATER SUPPLY PLAN	24-05-2019
3	ELECTRIFICATION PLAN	24-05-2019
4	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	24-05-2019
5	SEWERAGE PLAN	24-05-2019
6	ELECTRIFICATION PLAN	24-05-2019
7	APPROVAL FOR CANAL WATER TREATMENT & SUPPLY TO METL FROM NCR WATER CHANNEL	24-05-2019
8	STORM WATER DRAINAGE	24-05-2019
9	APPROVAL FOR DISCHARGING RAIN WATER INTO DRAIN 8 BY METL	24-05-2019
10	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	24-05-2019
11	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	24-05-2019
12	DEMARCATON PLAN	24-05-2019
13	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	24-05-2019
14	ROAD APPROVAL FROM PWD	24-05-2019
15	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)	24-05-2019
16	PROJECT SCHEDULE	24-05-2019
17	COPY OF BALANCE SHEET OF LAST 3 YEARS	04-06-2019
18	FEE DEPOSIT RECEIPT	04-06-2019
19	CERTIFICATE FROM A CHARTERED ACCOUNTANT CERTIFYING THAT THE INFORMSTION PROVIDED BY THE APPLICANT IN FORM REP-1-C-X IS CORRECT AS PER THE BOOKS OF ACCOUNTS/ BALANCE SHEET OF THE APPLICANT	04-06-2019
20	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	10-06-2019
21	A COMPLETE SET OF THE LAST APPROVED BUILDING PLANS	10-06-2019
22	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED ZONING PLAN	10-06-2019
23	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	10-06-2019
24	ZONING PLAN	10-06-2019
25	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	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.

Signature of the Applicant / Authorised Representative
Stamp
Date 25.12.2019



mehz
11/12/20

For Model Economic Township Limited

Authorized Signatory



Table 1: Housing Component of Residential/Commercial considered as per old and New Policies

Scenario: 10 of 2012 (81,715 sq ft) vs 10 of 2011 (81,715 sq ft)

Category	Area (Acres)	Area (sq ft)
Part of HREPA registered area to be retained (548,7625 Acrs)	548.7625	47,811,562.5
Part of HREPA registered area to be Deregistered (12.35 Acrs)	12.35	1,073,250
Area to be added (11,625 Acrs)	11,625	1,012,125,000
Total	132,708.1125	11,611,938,562.5

Note: The above table shows the total area of residential/commercial units to be retained, deregistered, and added under the new policy. The total area is 132,708.1125 acres, which is significantly larger than the 10 of 2012 scenario.

Legend

Area to be added (11,625 Acrs)	Area to be retained (548,7625 Acrs)	Area to be deregistered (12.35 Acrs)
...

Calculations for the Quarter Pictorial category

1. Total area of the quarter pictorial category	111,625 Acrs
2. Area of the quarter pictorial category to be retained	111,625 Acrs
3. Area of the quarter pictorial category to be deregistered	0 Acrs
4. Area of the quarter pictorial category to be added	111,625 Acrs

Calculations for the Affordable Housing category

1. Total area of the affordable housing category	111,625 Acrs
2. Area of the affordable housing category to be retained	111,625 Acrs
3. Area of the affordable housing category to be deregistered	0 Acrs
4. Area of the affordable housing category to be added	111,625 Acrs

Map Labels: 45th Road, 50th Road, 55th Road, 60th Road, 65th Road, 70th Road, 75th Road, 80th Road, 85th Road, 90th Road, 95th Road, 100th Road, 105th Road, 110th Road, 115th Road, 120th Road, 125th Road, 130th Road, 135th Road, 140th Road, 145th Road, 150th Road, 155th Road, 160th Road, 165th Road, 170th Road, 175th Road, 180th Road, 185th Road, 190th Road, 195th Road, 200th Road, 205th Road, 210th Road, 215th Road, 220th Road, 225th Road, 230th Road, 235th Road, 240th Road, 245th Road, 250th Road, 255th Road, 260th Road, 265th Road, 270th Road, 275th Road, 280th Road, 285th Road, 290th Road, 295th Road, 300th Road, 305th Road, 310th Road, 315th Road, 320th Road, 325th Road, 330th Road, 335th Road, 340th Road, 345th Road, 350th Road, 355th Road, 360th Road, 365th Road, 370th Road, 375th Road, 380th Road, 385th Road, 390th Road, 395th Road, 400th Road, 405th Road, 410th Road, 415th Road, 420th Road, 425th Road, 430th Road, 435th Road, 440th Road, 445th Road, 450th Road, 455th Road, 460th Road, 465th Road, 470th Road, 475th Road, 480th Road, 485th Road, 490th Road, 495th Road, 500th Road, 505th Road, 510th Road, 515th Road, 520th Road, 525th Road, 530th Road, 535th Road, 540th Road, 545th Road, 550th Road, 555th Road, 560th Road, 565th Road, 570th Road, 575th Road, 580th Road, 585th Road, 590th Road, 595th Road, 600th Road, 605th Road, 610th Road, 615th Road, 620th Road, 625th Road, 630th Road, 635th Road, 640th Road, 645th Road, 650th Road, 655th Road, 660th Road, 665th Road, 670th Road, 675th Road, 680th Road, 685th Road, 690th Road, 695th Road, 700th Road, 705th Road, 710th Road, 715th Road, 720th Road, 725th Road, 730th Road, 735th Road, 740th Road, 745th Road, 750th Road, 755th Road, 760th Road, 765th Road, 770th Road, 775th Road, 780th Road, 785th Road, 790th Road, 795th Road, 800th Road, 805th Road, 810th Road, 815th Road, 820th Road, 825th Road, 830th Road, 835th Road, 840th Road, 845th Road, 850th Road, 855th Road, 860th Road, 865th Road, 870th Road, 875th Road, 880th Road, 885th Road, 890th Road, 895th Road, 900th Road, 905th Road, 910th Road, 915th Road, 920th Road, 925th Road, 930th Road, 935th Road, 940th Road, 945th Road, 950th Road, 955th Road, 960th Road, 965th Road, 970th Road, 975th Road, 980th Road, 985th Road, 990th Road, 995th Road, 1000th Road.

Scale: 1 inch = 100 feet

North Arrow: [North Arrow]

City of Portland, Oregon

Map Date: 2023-08-01

Map No: 24-00-011

Map Title: HANDBOOK WITH APPENDIX 2