



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

### CORRIGENDUM

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

**Project:** "Model Economic Township" an Industrial Colony on land measuring 243.456 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-1-2018 dated 28.03.2018. The promoter of the project has now proposed to deregister an area measuring 45.05 acres and add 4.375 acres in the already registered area measuring 284.131 acres, thus revising the total area to 243.456 acres.

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. RERA-PKL-JJR-1-2018 dated 28.03.2018 issued by the Authority. The revised lay out plan and revised A to H are being annexed herewith as **Annexure A** and **Annexure B** respectively.

  
**Dilbag Singh Sihag**  
Member

  
**Anil Kumar Panwar**  
Member

  
**Rajan Gupta**  
Chairman

Calculation and facilities for the Affordable Industrial Housing

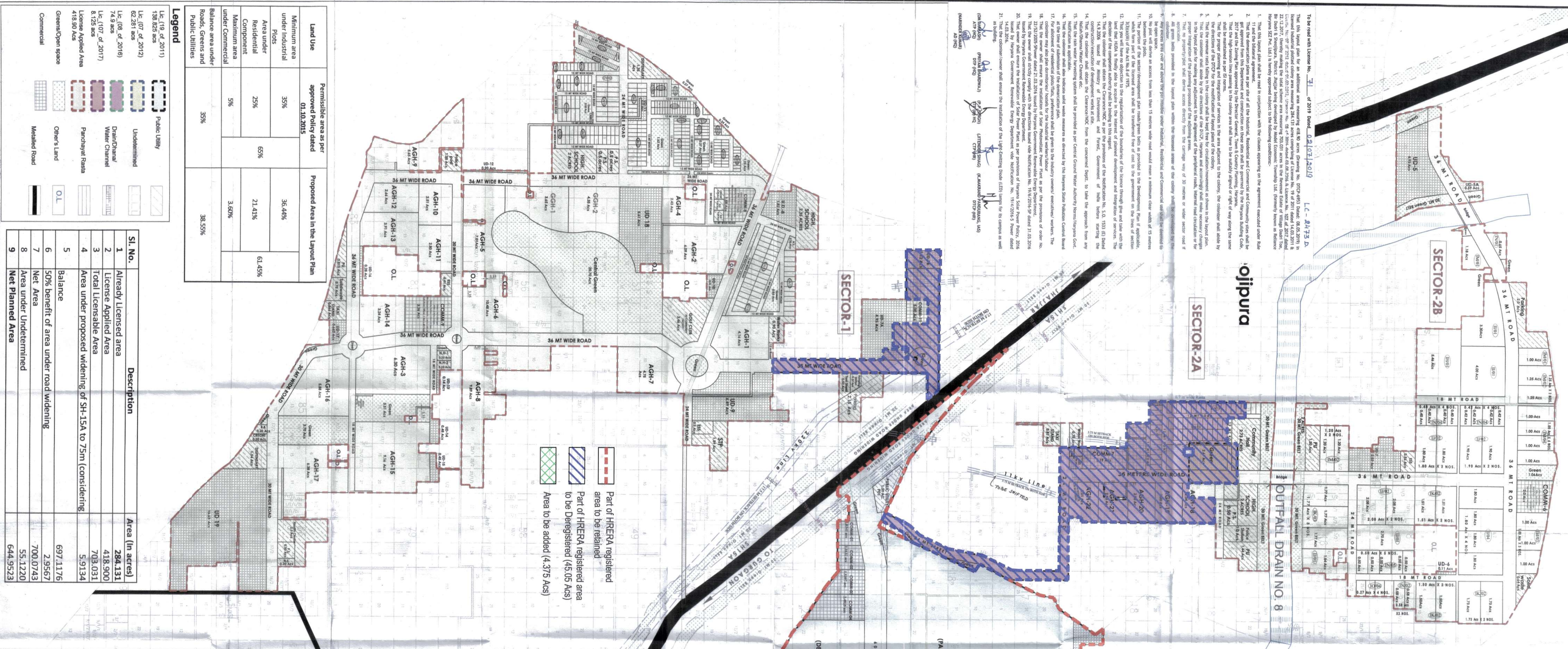
Sl. No.	Facilities Provided for Affordable Industrial Housing	Population	Remarks
1	Population expected for Affordable Industrial Housing	4200	
2	Population of existing industrial area	2781	
3	Additional population for Affordable Industrial Housing	1419	
4	Population of existing industrial area	2781	
5	Population of proposed industrial area	21%	
6	Population of proposed industrial area	25%	
7	Population of proposed industrial area	25%	
8	Population of proposed industrial area	25%	
9	Population of proposed industrial area	25%	
10	Population of proposed industrial area	25%	
11	Population of proposed industrial area	25%	
12	Population of proposed industrial area	25%	
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26	Population of proposed industrial area	25%	
27	Population of proposed industrial area	25%	
28	Population of proposed industrial area	25%	
29	Population of proposed industrial area	25%	
30	Population of proposed industrial area	25%	

Density Calculations achieved for Plotted colony

Sl.No	Item	Number	Persons per plot	Population	Remarks
1	General Plots	236	153	2781	
2	EMS Plots	97	9	21%	20% of total plots will be reserved for EMS housing board
3	Public Plots	149	134	338	25% of total plots will be odd as MPFL
4	Total	482		3666	

Table Showing Component of Residential/Commercial considered as per odd and New Plots

Sl. No	Component	Area (Acres)	Persons per plot	Population
1	General Plots	236	153	2781
2	EMS Plots	97	9	21%
3	Public Plots	149	134	338
4	Total	482		3666



Permissible area as per approved Policy dated 01.10.2015

Land Use	Minimum area under Industrial Plots	Area under Residential Component	Maximum area under Commercial
Permissible area as per approved Policy dated 01.10.2015	35%	25%	5%
Proposed area in the Layout Plan	36.44%	21.41%	3.62%
			38.55%

Legend

Sl. No.	Description	Area (In acres)
1	Already Licensed area	298.131
2	License Applied Area	418.901
3	Total Licensable Area	708.031
4	Area under proposed widening of SH-15A to 75m (considering Parachute Road)	591.176
5	Balance	2.9567
6	50% benefit of area under road widening	700.073
7	Net Area	55.1220
8	Area under Undetermined	644.9523
9	Net Planned Area	

Detailed areas of the various plots in the Layout

Sl. No.	Type	Category	Standard Area (Acres)	No. of Plots	Total Area in each category (Acres)	Total Area (Acres)	Schedable Percentage
(i)	Industrial	IA	78.75	1	78.7668	644.9523	
		IB	31.55	1	31.55		
		IC	18.89	1	18.8915		
		II	5.00	2	10.00		
		III	4.00	2	8.00		
		IV	2.00	16	31.13		
		V	1.50	9	14.79		
		VI	1.00	24	24.00		
		VII	1.00	15	15.00		
		VIII	0.25	51	14.50		
		IX	0.25	116	1.03		
(ii)	Commercial	Comm-1	1.0841	1	1.08	23.2295	3.60
		Comm-2	1.5837	1	1.54		
		Comm-3	1.5397	1	2.48		
		Comm-4	2.8262	1	2.20		
		Comm-5	2.00	1	2.00		
		Comm-6	1.19	1	1.19		
		Comm-7	1.38	1	1.38		
		Comm-8	1.38	1	1.38		
		Comm-9	3.26	1	3.26		
		Comm-10	1.00	1	5.00		
		Comm-11	5.00	1	5.00		
(iii)	General Plotted	GP-1	418.5	128	13.24	26.4097	4.09
		GP-2	278.3	61	4.19		
		GP-3	209	96	2.89		
		GP-4	6.90	1	6.90		
		GP-5	6.90	1	2.43		
		GP-6	7.01	1	7.01		
		GP-7	10.48	1	10.48		
		GP-8	10.48	1	4.75		
		GP-9	9.89	1	9.89		
		GP-10	5.65	1	5.65		
		GP-11	3.51	1	2.51		
GP-12	3.51	1	2.51				
GP-13	2.66	1	2.66				
GP-14	3.01	1	3.01				
GP-15	3.24	1	3.24				
GP-16	5.88	1	5.88				
GP-17	6.38	1	6.38				
GP-18	2.34	1	2.34				
GP-19	2.00	1	2.00				
GP-20	2.00	1	2.00				
GP-21	2.00	1	2.00				
GP-22	2.01	1	2.01				
Total					103.6684	16.07	
Total Schedable area					396.3359	61.45	

PROJECT: Layout plan for additional license applied area of 1.18.90 acs adjacent to earlier licensed area dated Lic no 7 of 2017 (67.281 acs), Lic no 8 of 2016 (74.9 acs) & Lic no 107 of 2017 (8.123 acs) Total 703.031 acs, Village - Bid Dadr, Dadri Toi & Sheopipura, District: Haryana.

Authorized Signatory: [Signature]

For Model Economic Township Limited

OWNER: Model Economic Township Limited, Haryana, India. P.O. No: 0294-027298

DRAWING NO: MET/LAY/IC4/R6

DRWN: Anil Gupta, Dinesh Narewal

CHKD: Shankar Mukhahill

SCALE: 1:3500

DATE: 30.04.2019

TITLE: LAYOUT PLAN (703.031 ACS)

CONSULTANT: [Firm Name]

OWNER: [Firm Name]

RERA Panchkula

Temp Project Id : RERA-PKL-PROJ-483-2019  
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 The Haryana Real Estate Regulatory Authority,  
Panchkula.

Sir, Enclosed is an application for registration of real estate project named Industrial colony...  
over 243.456 acres located in Sector 3, villages Dadritoe 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.	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: \_\_\_\_\_

Signature of the Applicant  
Mobile 9910050495  
Email ID :sudhir.jain@ril.com

For Model Economic Township Limited

  
Authorized Signatory



*me/ra*  
*20/3/2020*



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)

9910050495

Email ID

sudhir.jain@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-28, GAUTAM BUDDHA NAGAR, NOIDA 201301

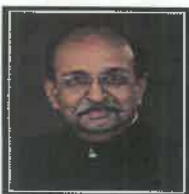
Phone (landline): 0120-4263965

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 : **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@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 **21.1.20**



For Model Economic Township Limited

  
Authorized Signatory

*mehe*  
*20/3/2020*

FORM REP-I  
Part - A

Location and Address of the project:

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

INDUSTRIAL COLONY OF 243.456  
ACRES

**MODEL ECONOMIC TOWNSHIP LTD.,  
DADRI TOE, SECTOR-3, JHAJJAR**

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

Tehsil  
District

**BADLI  
JHAJJAR**

- 4. Contact person at the site office:

Phone(Landline)  
Phone(Mobile)  
Email

**0124 3527378  
9910050495  
sudhir.jain@ril.com**



Name  
Phone(Landline)  
Phone(Mobile)  
Email

**ANIL SHARMA  
01243527331  
9910021132  
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 21.1.20



For Model Economic Township Limited

*[Signature]*  
Authorized Signatory

*mehta*  
20/13/2020

FORM REP-I

Part - A

Location and Address of the project:

1. Name of the project

INDUSTRIAL COLONY OF 243.456  
ACRES

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

MODEL ECONOMIC TOWNSHIP LTD.  
DADRI TOE, SECTOR-3, JHAJJAR

Tehsil  
District

BADLI  
JHAJJAR

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

Phone(Landline)  
Phone(Mobile)  
Email

0124 3527378  
9910050495  
sudhir.jain@ril.com

4. Contact person at the site office:

Name  
Phone(Landline)  
Phone(Mobile)  
Email

ANIL SHARMA  
01243527331  
9910021132  
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 21.1.20



For Model Economic Township Limited

Authorized Signatory

*neha*  
*20/3/2020*

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: Rs 6081244/- (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	5584775	HDFC BANK	HREERA Panchkula
2	384900	26-12-2017	164404	HDFC BANK	HREERA Panchkula
2	985910	27-08-2019	332065	HDFC BANK	HREERA Panchkula

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  
Email ID \_Sudhir.jain@ril.com  
Mobile no\_9910050495



For Model Economic Township Limited

*[Signature]*  
Authorized Signatory

*Meha*  
*20/3/2020*



FORM REP-I

Part - B

Information relating to the project land and license:

1. Land area of the project	243.456(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	703.031(Acre)
5. License number granted by the Town & Country Planning Department for the project. (Annex copy in folder B)	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.	Yes (As per licenses 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 21.1.20



For Model Economic Township Limited

  
Authorized Signatory

neha  
20/3/2020



## 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. 26797 Lakhs

ii. Estimated cost of construction of apartments

Rs. 13560 Lakhs

iii. Estimated cost of infrastructure and other structures

0 Lakhs

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

Rs. 12363 Lakhs

Rs. 874 Lakhs

2. The total land of the project measuring 243.456 Acres will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	169.6278
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	39.3064
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	8.0521
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)	7.2613
13	PUBLIC UTILITIES SUCH AS STP ESS ETC	19.2084
	<b>Total</b>	<b>243.456</b>

**\*Costs as on quarter ending on sept, 2019**

For Model Economic Township Limited

Authorized Signatory

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 20/3/2020

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	<u>PWD B&amp;R, JHAJJAR</u>	Yes
WATER SUPPLY	<u>Irrigation Department, GoH</u>	Yes
ELECTRICITY	<u>UHBVN</u>	Yes
SEWAGE DISPOSAL	<u>Irrigation Department, GoH</u>	Yes
STORM WATER DRAINAGE	<u>Irrigation Department, GoH</u>	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	<u>Irrigation Department, GoH</u>	Yes

For Model Economic Township Limited



*mehe*  
*20/3/2020*

*[Signature]*  
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. Lakhs.) (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	2628	AS PER PROJECT REPORT
2	WATER SUPPLY SYSTEM	1791	AS PER PROJECT REPORT
3	STORM WATER DRAINAGE	1455	AS PER PROJECT REPORT
4	ELECTRICITY SUPPLY SYSTEM	3070	AS PER PROJECT REPORT
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	397	AS PER PROJECT REPORT
6	STREET LIGHTING	176	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	96	AS PER PROJECT REPORT
16	STATUTORY CHARGES , CONSULTANCY FEE & GATE COMPLEX	3724	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.

02/07/2019

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  
20/12/20

i. Details of plots/apartments in the project

Details of plots/apartments in the project:						
Sr. No	Plot/Apartment type	Size of plot/carpet area of the apartment (in sq. mt.)	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	302489.84	1	1	0	
2	Industrial	74427.83	1	1	0	
3	Industrial	380.58.89	1	1	0	
4	Industrial	127702.51	1	1	0	
5	Industrial	21045.46	1	1	0	
6	Industrial	8093.65	3	0	3	
7	Industrial	7418.97	1	1	0	
8	Industrial	3822.42	1	1	0	
9	Industrial	1661.20	1	1	0	
10	Industrial	1011.72	48	40	8	
11	Commercial	4184.86	1	0	1	
12	Commercial	4707.31	1	0	1	
13	Commercial	6230.95	1	0	1	
14	Commercial	10046.22	1	0	1	
15	Commercial	8012.78	1	0	1	
<b>TOTAL</b>			<b>64</b>	<b>48</b>	<b>16</b>	

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



mehe  
20/12/2020

For Model Economic Township Limited

Authorized Signatory

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

Start Date **NA**  
Earlier date of completion **NA**  
Revised date of completion **NA**

(c) Time schedule for development of infrastructure:

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

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

**NA**

(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	48	FEW PLOTS HANDED OVER.

(b) Schedule for development of Infrastructure:

Start Date **15-06-2017**  
Percentage completion **82.7% (including land cost)**  
Projected date of completion **30-09-2022**

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

**DETAILS PROVIDED**

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

**DETAILS ANNEXED**

(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 Rs. Lakhs) till Sept. 2019

Particulars	Expenditure
Apartments	0
Shops	0
Plots	<b>22160 (including land cost &amp; infrastructure cost)</b>

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

*[Signature]*  
Authorized Signatory

*meb*  
20/12/2020



(b) Infrastructure

Expenditure incurred till the date of application (In Rs. Lakhs)

Particulars	Expenditure
Roads & Pavements	2234
Water Supply System	1169
Sewerage treatment & garbage disposal	176
Electricity Supply System	933
Storm Water Drainage	337
parks and play grounds	0
Clubhouse/community centres	0
Shopping area	0
Other	0
Consultancy fees and Gate complex etc	0
<b>Horticulture</b>	<b>40</b>
Statutory fee , consultancy fee and Gate complex	3684
Street lighting	128
<b>Land cost</b>	<b>13560</b>
<b>TOTAL</b>	<b>22160</b>

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

For Model Economic Township Limited



Mehs  
21/11/2020

  
Authorized Signatory

Expenditure to be made in each quarter (In Lakhs)

Calendar year

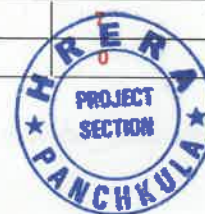
(Amount in Rs Lakhs)

Particulars	Year-2019
	Oct-Dec
Roads & Pavements	40
Water Supply System	30
Sewerage treatment & garbage disposal	10
Electricity Supply System	37
Storm Water Drainage	30
<b>Horticulture/Greens</b>	5
Clubhouse/community centres	0
Shopping area	0
<b>Other (Statutory fees, consultancy fees, Gate complex)</b>	8
Street Lighting	20

Particulars	Year-2020 <u>Calendar year</u>			
	Jan-Mar	Apr-Jun	Jul-Sept	Oct-Dec
Roads & Pavements	40	30	10	10
Water Supply System	50	100	100	100
Sewerage treatment & garbage disposal	11	20	0	0
Electricity Supply System	700	700	500	150
Storm Water Drainage	30	30	200	200
<b>Horticulture/Greens</b>	5	5	5	5
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
<b>Other (Statutory fees, consultancy fees, Gate complex)</b>	13	13	13	13
Street Lighting	10	10	10	0

Particulars	Year-2021 <u>Calendar year</u>			
	Jan-Mar	Apr-June	Jul-Sept	Oct-Dec
Roads & Pavements	10	14	40	30
Water Supply System	100	100	0	0
Sewerage treatment & garbage disposal	0	0	0	0
Electricity Supply System	10	10	10	10
Storm Water Drainage	200	200	100	100
<b>Horticulture/Greens</b>	5	5	3	3
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
<b>Other (Statutory fees, consultancy fees, Gate complex)</b>	13	13	13	13
Street Lighting	0	0	0	0

Particulars	Year-2022 <u>Calendar year</u>			
	Jan-Mar	Apr-June	Jul-Sept	Oct-Dec
Roads & Pavements	30	30	10	
Water Supply System	0	20	22	
Sewerage treatment & garbage disposal	50	100	30	
Electricity Supply System	10	0	0	
Storm Water Drainage	28	0	0	
<b>Horticulture/Greens</b>	5	5	5	
Clubhouse/community centres	0	0	0	
Shopping area	0	0	0	
<b>Other (Statutory fees, consultancy fees, Gate complex)</b>	13	8		
Street Lighting	8	0		



*Meha*  
20/12/2022



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

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 21.1.20



For Model Economic Township Limited

  
Authorized Signatory

*mehc*  
*20/3/2020*



## FORM REP-I

## Part - C-X

## 1. Financial information:

Particulars		Remarks, if any
i. No. of Flats/Apartments constructed	64	This is the total no of plots available
ii. No. of Flats/ Apartments booked	48	Pertaining to plots
iii. Total amount sale value of booked Flats, on the date of application/end of last quarter	Rs. 25322 Lakhs	Pertaining to plots booked
iv. Total amount received from the allottees (booked Flats), on the date of application/end of last quarter	Rs. 25241 Lakhs	Pertaining to plots booked till 30.09.2019
v. Balance amount to be received from the allottees (booked Flats, after completion), on the date of application/end of last quarter	Rs. 81 Lakhs	balance amount to be collected as given in the application already submitted.
vi. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	Rs. 81 Lakhs	As mentioned in item V above
vii. Amount invested in the project upto the date of application	Rs. 22160 Lakhs	Including land value
Land cost (If any)	Rs. 13560 lakhs	
Apartments	0 Lakhs	
Infrastructure	Rs. 7761 Lakhs	
EDC/ Taxes Etc.	Rs. 839 Lakhs	
viii. Balance cost to be incurred for completion of the project and delivery of possession	4637 Lakhs	
(a) In respect of existing allottees	Rs. 4183 Lakhs	
(b) In respect of rest of the project	Rs. 453 Lakhs	
ix. The amount of loan raised from the banks/ financial insitutions/ 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	NA
x. Total liabilities against the project up-to-date. (Annex details in folder C)	0 Lakhs	NA



For Model Economic Township Limited

  
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**2. Additional information:**

Particulars	Estimated expenditure planned to be incurred as per service plan estimates or the project report. (In Lakhs)	Actual expenditure incurred upto the date of application. (In Lakhs) till Sep. 2019
I. INTERNAL ROADS AND PAVEMENTS	2528	2234
II. WATER SUPPLY SYSTEM	1791	1169
III. STORM WATER DRAINAGE	1455	337
IV. ELECTRICITY SUPPLY SYSTEM	3070	933
V. SEWAGE TREATMENT & GARBAGE DISPOSAL	397	176
VI. CLUB HOUSE/COMMUNITY CENTRE	0	0
VII. SCHOOL	0	0
VIII. ANY OTHER	0	0
IX. SOLID WASTE COLLECTION & MGMT SYSTEM	0	0
X. CLUBHOUSE	0	0
XI. NEIGHBOURHOOD SHOPPING	0	0
XII. <b>HORTICULTURE/GREEN</b>	96	40
XIII. COVERED PARKING	0	0
XIV. OPEN PARKING	0	0
XV. GARAGES	0	0
XVI. SECURITY SYSTEM	0	0
XVII. <b>Statutory charges, consultancy fees and gate complex</b>	3724	3584
XVIII. STREET LIGHTING	176	128

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 21.1.20



For Model Economic Township Limited

*[Signature]*  
Authorized Signatory

*meha*  
*20/1/20*

[https://haryanarera.gov.in/view\\_project/](https://haryanarera.gov.in/view_project/)

FORM REP-1

Part-D

Accounts related information:

1. Annex copy of the balance sheet of last 3 years **(Attached for reference)**

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, VATIKA ATRIUM, BLOCK A, KHASRA NO.1741/1742/1743,VILLAGE WAJIRPUR, GURGAON

Bank Account number

05720310000791

IFSC code

HDFC0000572

MICR code

110240093

Branch code

**0000572**

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)

Gagan Agarwal and Sudhir Jain 3rd floor 77B sector18 IFFCO road Gurugram 122015

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

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 21.1.20



*meha*  
*20/3/2020*

For Model Economic Township Limited

*[Signature]*  
Authorized Signatory

FORM REP-I  
Part - E

Details of the statutory approvals:

1. Annex copies of the following in Folder E:

- i. Lay out Plan
- ii. Demarcation Plan
- iii. Zoning Plan (Attached for EM Logistics, commercial and other Industrial plots)
- iv. Building Plan
  - Site Plan
  - Floor Plan
  - Apartment Plans
  - Elevation Section
  - Detail of Permissible FAR
  - Detail of covered area achieved FAR

Yes  
Yes  
Yes  
NA  
Yes  
NA  
NA  
NA  
NA  
NA



For Model Economic Township Limited

Authorized Signatory

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*22/12/20 20*

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. STROM WATER DRAINAGE
- VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY
- VII. STREET LIGHTING PLAN
- VIII. PARKING PLAN

Yes  
Yes  
Yes  
Yes  
Yes  
NA  
in item I above  
NA



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*20/3/2020*

For Model Economic Township Limited

Authorized Signatory

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. CONVEYANCE OF WATER TO SITE FROM NCR CHANNEL	ALREADY BEEN OBTAINED	28-09-2016
II. GROUND WATER FROM CGWA	ALREADY BEEN OBTAINED	24-11-2014
III. WATER PROCUREMENT	ALREADY BEEN OBTAINED	18-10-2016
IV. CONSENT TO ESTABLISH PERMISSION	ALREADY BEEN OBTAINED	08-11-2012
V. ENVIRONMENTAL CLEARANCE	ALREADY BEEN OBTAINED	16-08-2012
VI. ELECTRIFICATION PLAN	ALREADY BEEN OBTAINED	24-08-2018
VII. ACCESS FROM SH 15A	ALREADY BEEN OBTAINED	22-12-2017
VIII. ACCESS FROM SH 15A	ALREADY BEEN OBTAINED	24-02-2011
IX. SERVICE PLAN ESTIMATE <i>(SPE for 276.006 acres is attached and valid for 284.131 acres)</i>	ALREADY BEEN OBTAINED	16-05-2017
X. ZONING APPROVALS FOR 284.131 ACRES (31.55 ACRES WAREHOUSE PLOT) <i>(Separate zoning issued)</i>	ALREADY BEEN OBTAINED	06-02-2018
XI. ZONING APPROVALS FOR 4 COMMERCIAL PLOTS IN 284.131 ACRES	ALREADY BEEN OBTAINED	19-04-2012
XII. ZONING APPROVALS FOR 276.006 ACRES (INDUSTRIAL PLOT)	ALREADY BEEN OBTAINED	18-06-2017
XIII. LICENSE FOR 284.131 ACRES <i>(All Licenses already attached in Folder B)</i>	ALREADY BEEN OBTAINED	22-12-2017
XIV. ZONING APPROVALS FOR 1 COMMERCIAL PLOT IN 284.131 ACRES	ALREADY BEEN OBTAINED	17-01-2018

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.



*Handwritten signature and date: 20/1/2020*

Signature \_\_\_\_\_  
Seal \_\_\_\_\_  
Date 21.1.20

For Model Economic Township Limited

*Handwritten signature*  
Authorized Signatory

FORM REP-1

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 21.1.20

For Model Economic Township Limited

  
Authorized Signatory



21/1/2020



## 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)	30156	30156	6165
Cost of the apartments	0	0	0
Cost of the infrastructure	30156	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 21.1.20



*21/1/20*

For Model Economic Township Limited

*[Handwritten Signature]*  
Authorized Signatory



SPECIFICATION UNIT WISE		
<b>1 . LIVING/DINING/FOYER/FAMILY LOUNGE</b>		
1 . 1	FLOOR	NA
1 . 2	WALLS	NA
1 . 3	CEILING	NA
<b>2 . MASTER BEDROOM/DRESSROOM</b>		
2 . 1	FLOOR	NA
2 . 2	WALLS	NA
2 . 3	CEILING	NA
2 . 4	MODULAR WARDROBES	NA
<b>3 . MASTER TOILET</b>		
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
<b>4 . BED ROOMS</b>		
4 . 1	FLOOR	NA
4 . 2	WALLS	NA
4 . 3	CEILING	NA
4 . 4	WARDROBES	NA
<b>5 . TOILET</b>		
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
<b>6 . KITCHEN</b>		
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
<b>7 . UTILITY ROOMS/UTILITY BALCONY/TOILET</b>		
7 . 1	FLOOR	NA
7 . 2	WALLS & CEILING	NA
7 . 3	TOILET	NA
7 . 4	BALCONY	NA
<b>8 . SIT-OUTS</b>		
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 21.1.20



For Model Economic Township Limited

*[Signature]*  
Authorized Signatory

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*20/1/2020*

FORM REP-I

Part - H

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

*[Signature]*  
Authorized Signatory

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*21/2/2022*



**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 276.006 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 276.006 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 INFORMSTION 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.

Signature of the Applicant / Authorised Representative  
Stamp  
Date 21.1.20



*meha*  
*20/3/2020*

For Model Economic Township Limited

*[Signature]*

Authorized Signatory

