



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 14.01.2026.

Item No. 310.03

(v) Promoter: Model Economic Township Limited.

Project: "MET CITY CELESTE" comprising 40 residential floors on ten plots admeasuring 1299.6 sqm(10 plots of 129.96 sq mts) forming part of an 1028.8875 acres Industrial colony falling in the revenue estate of village Dadri Toe, Sondhi, Yakubpur and Fatehpur, Jhajjar.

Temp ID: RERA-PKL-1910-2025.

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

1. This application is for registration of project namely "MET CITY CELESTE" comprising 40 residential floors on ten plots admeasuring 1299.6 sqm(10 plots of 129.96 sq mts) forming part of an 1028.8875 acres Industrial colony falling in the revenue estate of village Dadri Toe, Sondhi, Yakubpur and Fatehpur, Jhajjar bearing licence no. 16 of 2018 dated 23.02.2018 valid upto 22.02.2028 which has been granted by Town and Country Planning Department, Haryana to Model Economic Township Limited.

2. The application was examined and following observations were conveyed to the promoter on 07.01.2026:

- i. Date of start of project is 15.05.2024. A clarification in this regard may be given.
- ii. Projected Cashflow statement not submitted.
- iii. The Non-Default certificate is not original.
- iv. Authorisation certificate is not in order & not in original.
- v. Documents at CP 109 and 113 are not legible.
- vi. Does the project fall under the area mentioned in Environment Clearance certificate at CP 413.



- vii. REP II is not in order as the date of completion is different from REP I (REP I- 15/04/2029 & REP-II-31/03/2028).
- viii. Plots on which floors are to be constructed to be marked on the layout plan.
- ix. Whether entry of licence has been made in the revenue record or not.
- x. The registration fee is deficit by ₹29,675/-.
- xi. A CA certificate stating A-H form is as per the books of accounts be submitted.
- xii. A board resolution dated 09.04.2016 mentioned REP II be submitted.
- xiii. Building Plans approved on 29/08/2025, Date of start of Construction work is 15/05/2024. The above be clarified;
- xiv. Expenditure to be made in each quarter not provided.
- xv. Specifications of construction not in order.
- xvi. Licence No. 16 of 2018 be marked on the Layout Plan.
- xvii. Cost of land of each apartment and construction cost of each apartment be submitted.
- xviii. Payment Plan is not in order- does not include the quantum of all other charges to be paid by the allottee till the grant of possession.
- xix. To certify that the 100% and 70% account nos. mentioned in REP I(Part-D) are exclusively for this project.

3. The promoter vide replies dated 09.01.2026 and 14.01.2026 has complied with all the above observations. After consideration, the Authority finds the project fit for registration subject to the following special conditions:

- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- ii. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- iii. The promoter shall take prior approval from the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- iv. Promoter shall submit a copy of revised service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- v. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- vi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code, RC number alongwith validity should be affixed on the top-right corner on



all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.

vii. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.

viii. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.

ix. Since the Promoter, as per the disclosed payment plan, will receive Hundred percent (100%) of the total sale consideration within Eighteen (18) months from the date of booking, the Promoter shall be obligated to deliver possession of the unit to the Allottees within Eighteen (18) months, failing which the Promoter shall be liable to pay compensation to the allottee after a period of 18 months as per RERA Act/Rules. This clause should be inserted in the BBA.

4. File be consigned to record room after issuance of registration certificate. Date of completion of project & Payment Plan to be updated online in REP I. **Disposed of.**



True copy

arvind
Executive Director,
HRERA, Panchkula

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

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C. V.
27/01/26