



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 01.07.2026.

Item No. 324.15

Continuation of registration under Section-7(3) of RERA Act, 2016.

Promoter: Model Economic Township Limited.

Project: Industrial Colony to be developed on land measuring 79.756 acres (forming part of larger colony of 1016.1 acres) falling in the revenue estate of village Bir Dadri Toi, Sondhi, Yakubpur, Fatehpur and Bamnola Tehsil-Badli, District Jhajjar.

Reg. No.: HRERA-PKL-JJR-253-2021 dated 23.08.2021 valid upto 30.06.2026.

Temp ID: 938-2021.

1. Vide letter dated 01.05.2026, the promoter had applied for continuation of registration of captioned project under Section- 7(3) of the RERA Act, 2016 from 30.06.2026 to 30.06.2027. Following have been submitted by the Promoter:

- Form REP-V
- Extension fee of ₹2, 08,455/- , late fees of ₹ 52,113/- Audit fees of ₹41,300/-, public notice fees of ₹ 10,000/- vide transaction ID no. 001196061838/-, 001196061720, 001196061462 and 001196061286/.

c.

Particulars	Percentage
Percentage of works completed at the time of last extension	93.47%
Percentage of Development Works executed as per Architect's Certificate till date 31.03.2026	93.47%
Percentage of Development Works executed as per Engineer's Certificate till date 31.03.2026	93.47%
Percentage of Development Works executed as per CA's Certificate till date 31.03.2026	95.30 %

- CA certificate stating the proportion of the cost incurred on land cost and % construction cost to the total estimated cost (3/2%) is 95.30%.



1/4

- e. Engineer Certificate stating work done in percentage (as percentage of total estimated cost) in External development works and Internal development works as 94.30% and 93.42%.

Date of site inspection- 03.04.2026

- f. Architect Certificate stating work done in percentage of development work as on 31.03.2026.

Date of site inspection- 02.04.2026

Work done in percentage as follows:

Internal Roads and pavements-99.95 %

Water Supply-100 %

Sewerage (chamber lines, special tanks, STP) including treatment and disposal of sewage and sullage water/ STP-99.57 %

Storm Water drains and Water Conservation, rain water, harvesting, percolating well/pit-98.39%

Landscaping and tree Plantation -98.20%

Electrical infrastructure including streetlighting/ electrification-96.75%

- g. Copy of Renewal of Licence No. 11 of 2021 dated 12.03.2021 granted for setting up of Industrial Plotted Colony over an area measuring 15.33125 acres (in addition to Licence no. 16 of 2018, 129 of 2019 and 64 of 2022) totalling area measuring 1028.8875 acres in village Bir Dadri, Dadri Toe, Yakubpur, Sondhi ,Fatehpur and Bamnola Tehsil-Badli, District Jhajjar renewed upto 11.03.2031 by Directorate of Town & Country Planning, Haryana vide Memo No.LC-3684-D/ PA (MK) - 2026/9438 dated 17.03.2026.
- h. Copy of Renewal of Licence No. 16 of 2018 dated 23.02.2018 granted for setting up of Industrial Colony over an area measuring 817.225 acres (after delicensing an area measuring 1.3 acre) in the revenue estate of village Dadri Toe, Yakubpur, Sondhi ,Fatehpur District Jhajjar renewed upto 22.02.2028 by Directorate of Town & Country Planning, Haryana vide Memo No.LC-2473-H-JE (MK)-2023/ 20597 dated 26.06.2023.
- i. Part CC for an area measuring 556.562 acres (423.407 acres in Sector-5 and 7+ 4.96 acres Highway Mart SCO + 74.702 acres in Pocket-L, 50.137 acres in Pocket-J and K and 3.356 acres Supermart SCO Project) out of total area measuring 1034.59375 acres bearing in respect of License no. 16 of 2018, 129 of 2019,11 of 20121, 64 of 2022 granted for setting up of Industrial Colony falling in the revenue estate of village Yakubpur, Sondhi and Fatehpur Tehsil- Badli, District Jhajjar
- j. Affidavit stating that the condition prohibiting the sale of any plot/ unit does not apply to the project in question, as the promoter is applying for extension of the project before the expiry of the valid RERA registration period, i.e., 30.06.2026.
- k. Photographs of the project.
- l. QPR filed upto 31.03.2026.
- m. Environment Clearance Certificate dated 08.09.2020.

2. Public notice was published in newspapers namely Dainik Bhaskar and Indian Express dated 15.05.2026 and no objections have been received on these public notices. The



Auditor was appointed vide letter dated 14.05.2026 and the Audit findings and reply of the Promoter vide letter dated 22.06.2026 are as under:-

<u>Auditor findings</u>	<u>Reply by Promoter</u>
1. A current bank account number 00440310000259 is maintained with HDFC BANK LTD. A-12, The Shopping Mall, DLF Qutub Enclave, Gurgaon-122002 for collection of amounts from the plot allottees. This bank account is used for collection of amounts from 7 projects namely: 1. Supermart SCO-8 having registration No: HRERA-PKL-JJR-329-2022 2. Highwaymart SCO-7 having registration No: HRERA-PKL-JJR-234-2021 3. Sector 8- Pocket C & D having registration No: HRERA-PKL-JJR-365-2022 4. Sector 8- Pocket J & K having registration No: HRERA-PKL-JJR-320-2022 5. Sector 8- Pocket L having registration No: HRERA-PKL-JJR-253-2021 6. Sector 2 B having registration No: HRERA-PKL-JJR-312-2022 7. Sector 10 A having registration No: HRERA-PKL-JJR-375-2022 and the expenses on all the projects is done from this bank account only. So, it is difficult to identify and match the sale proceeds of individual units to the amounts received in the bank account. Few accounts were checked on sampling basis and it was found that the respective amounts are received in the bank account. The said account was closed on 25th April 2024 with the money transferred to ICICI bank account number 777705005432. Whereas as per the guidelines for bank account for RERA purposes: Separate bank account for each of the registered project or each of the registered phase: A RERA Account is to be maintained for each of the registered project/ phase as the case may be by the promoter. Details of this project specific account are to be submitted with the project registration application. So, the promoter has not complied with the provisions in this regard.	A separate RERA bank account was opened with HDFC Bank Limited on 20.09.2021, being 70% account mandated under RERA Act and Regulations. In view of the above, the comments given by the Auditor are not correct. RERA bank account details are as under: Bank account:57500000761452 Address of Branch: A-12, The Shopping Mall, DLF Qutub enclave, Phase-1, GURugram, Haryana. A new RERA bank account number 459405000036 was opened on 23.03.2024 with ICICI Bank Limited, Dadri Toe Branch, Highway Mart, Sector-7, Jhajjar, Haryana with the permission of the Authority.
2. A bank account number 459405000050 was opened with ICICI Bank, Dadri Toe branch w.e.f. 29 March 2024 and this account was opened specifically for the collection of amounts from the plot allottees of this project. The amounts received in this bank account are transferred to another bank account number 459405000036 and then the amount is transferred from bank account number 459405000036 to bank account number 777705005432 for expenses. No separate bank account for 30% amount is maintained by the auditee. As informed to us, the bank account	As per regulations of HRERA, Panchkula, there was no requirement for opening of separate bank account for 30% amount collected by the Company. In one of the hearings before this Hon'ble Authority, we were directed to follow regulations issued by RERA Regulatory Authority, Gurugram where regulations on the subject are not issued by RERA Regulatory



3/4

777705005432 is also used for expenses for other projects as mentioned at Point 1 (a). The bank account statement for 459405000050 and 459405000036 this account is on record from 29.03.2024 to 31.03.2026.	Authority, Panchkula. Since such date, we have maintaining full set of bank accounts for the projects.
3. A bank account number 57500000761452 (70% bank account), under the scheme- Current Account for RERA, is maintained with HDFC Bank LTD. A-12, The Shopping Mall,DLF Qutub Enclave, Gurgaon-122002.	We have followed the provisions of Section 4(2)(1)(D) of the Real Estate (Regulation and Development) Act, 2016 and withdrawals are in proportion of the development works undertaken at site. Since Audit Report has no adverse comments on the withdrawals of amount as per the Section 4(2)(1)(D) of the Real Estate (Regulation and Development) Act, 2016 in their Audit Report, no comments are required from our side.
4. The units sold and cancelled are placed at Annexure A and Annexure B respectively.	The Auditor has visited the project site along with the officers of the Company and had taken photographs of various development works and the constructed buildings at the project site and enclosed such photos to their Audit Report. Since there are no adverse observations in the audit report, no comments are required from our side. The auditor has reported that there are sixty one (61) cancelled units, which is factually correct, hence no further comments are required from our side.

3. The Authority after consideration decides to grant extension under Section-7(3) of the Act which shall now be valid upto 30.06.2027. Extension Certificate be issued in this regard.

Disposed of.



True copy

Secretary (Acting),
HRERA, Panchkula

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

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