



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 02.09.2026.**

**Item No. 331.03**

- (ii) **Promoter:** Model Economic Township Limited
- Project Name:** "MET City, Pocket-L, 76.225 acres (Residential Pocket)" of an Industrial plotted colony for additional area of 0.853 acres and omitting UD area of 4.384 acres from already registered area of 79.756 acres under HRERA Registration No. HRERA-PKL-JJR-253-2021 dated 23.08.2021 making total area to 76.225 acres situated in the revenue estate of Village Sondhi, Yakubpur, Fatchpur Tehsil-Badli, District Jhajjar.
- Temp Id:** RERA-PKL-2147-2026.
- Present:** Sh. Sudhir Jain, through video conferencing.

1. This application is for supplementary registration of project cited above which was received on 14.08.2026. License No 47 of 2026 dated 13.03.2026 valid upto 12.03.2031 has been granted for additional area of 176.9875 acres in favour of Model Economic Township Limited, Reliance Eminent Trading & Commercial Pvt. Ltd. in collaboration agreement Model Economic Township Limited. This license has been granted in addition to License no 16 of 2018 dated 23.02.2018, 129 of 2019 dated 04.12.2019, 11 of 2021 dated 12.03.2021, 64 of 2022 dated 24.05.2022, 111 of 2022 dated 10.08.2022 which are registered by the Authority for an area measuring 580.722 acres vide RC No. 135 of 2017 dated 28.08.2017 and HRERA-PKL-JJR-6 of 2018 dated 27.04.2018 and HRERA-PKL-JJR-195-2020 read with corrigendum numbers HRERA-95-2020 dated 13.03.2020, HRERA-129-2021 dated 30.03.2021, HRERA-908-2022 dated 29.09.2022 and HRERA-540-2023 dated 17.05.2023 and the validity of the same is valid till 11.02.2027. With grant of additional license and consequent change in layout plan, the UD area of 0.81 acres is converted into Plots and addition of new area of 0.853 acres in already registered project area of 79.756 acres. By



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considering the planning of UD area, addition of new area due to grant of additional license, the total registered project area is revised from **79.756 acres to 76.225 acres** upon grant of approval. The above is shown in tabulated form as under: -

| License No.                                     | Details                                | Area                |
|-------------------------------------------------|----------------------------------------|---------------------|
| 06 of 2018, 16 of 2018, 129 of 2019, 11 of 2021 | RC No. HRERA-PKL-JJR-253-2021          | 79.756 acres        |
| 16 of 2018 and 11 of 2021                       | Less Total UD area being De-registered | -(4.384 acres)      |
| 64 of 2022 and 47 of 2026                       | Add Total new area being added         | + 0.853 acres       |
|                                                 | Grand Total area for Registration      | <b>76.225 acres</b> |

2. The application was examined and following observations were conveyed on 27.08.2026:

- i. Joint Undertakings regarding the following be submitted: -
  - a. Consideration to be given to Reliance Eminent Trading & Commercial Pvt. Ltd. in lieu of development of the said site.
  - b. That the promoter and licensee shall be jointly and severally liable under the provisions of the Act.
  - c. How will the commercial area (if any) be allocated to the licensee.
- ii. Board Resolution having the Authority to file for supplementary registration of the present additional area be submitted.
- iii. Who shall maintain the colony after 5 years of grant of completion certificate.
- iv. A bank certificate be submitted by mentioning all three accounts i.e., 100%, 70% and 30%-along with license number and area.
- v. Payment plan mentioning the charges to be taken from the allottees at the time of possession be submitted.
- vi. General Power of Attorney executed with the licensee company be submitted.
- vii. Area to be allocated to the licensee company be marked on the layout plan.
- viii. Appointment letter of Architect/Chartered Engineer to execute the project till its completion alongwith complete profile and degrees be submitted.
- ix. Net Worth certificate of the company be submitted.
- x. ITRs of company be submitted.
- xi. Whether entry of license has been made in the revenue record or not.
- xii. Projected cash inflow and outflow statements of the project have not been submitted.
- xiii. Whether there are changes/revision in the existing layout plan. If yes, 2/3<sup>rd</sup> consent of allottees be submitted and changes be marked on the layout plan.
- xiv. No default certificate mentioning area of the proposed site and license no. from CA be submitted.
- xv. A certificate from CA be submitted that the information mentioned in A to H is as per books of accounts of the company.



- xvi. Extension granted to the registered project i.e., No. HRERA-PKL-JJR-253-2021 dated 28.03.2011 is upto 30.06.2027 whereas the date of completion mentioned in the case of this case is 31.12.2027. This needs to be reconciled.
- xvii. REP-I (Part D) should show 100% account in both the earlier registration and the application for supplementary registration.
- xviii. Area registered vide RC No. HRERA-PKL-JJR-253-2021 dated 28.03.2021 was 79.756 acres is valid upto 30.06.2027. A request has been made by the promoter to omit the UD Area of 4.384 acres and add 1.663 acres. However, as UD of 0.810 acres was already a part of the registered area (which has now been determined) therefore, the additional area which would now require registration would be 0.853 acres.
3. Subsequently, promoter filed reply dated 01.09.2026 which was examined by the project branch and was found to be in order.
4. Since the promoter has complied with all the above observations, after consideration, the Authority found the project fit for grant of supplementary registration subject to the following special conditions: -
- The promoter shall maintain the same 100% Master Account, 70% Escrow Account and 30% Free Account as maintained in registration no. HRERA-PKL-JJR-253-2021 dated 23.08.2021. The Promoter is 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.
  - 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 explicitly mentioned in the payment plan as submitted in the Authority, shall be payable by the allottees.
  - Promoter shall submit a copy of revised service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
  - Promoter shall also submit a copy of revised 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.
  - 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.
  - 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.



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vii. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.

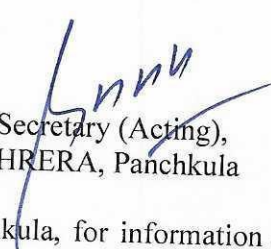
5. The following documents be uploaded by the office on the web portal along with the supplementary registration: -

- a. Form A to H.
- b. Form Rep II.
- c. Revised Layout Plan.
- d. Revised zoning plan.
- e. Payment Plan.

6. The promoter has sought extension of 4 months due to war, therefore as per office order dated 19.08.2026, the validity of original as well as supplementary registration shall be upto 30.10.2027. After issuance of supplementary registration certificate, the Temp Id 2147-2026 shall stand **disposed of**.

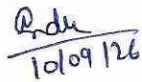


True copy

  
Secretary (Acting),  
HRERA, Panchkula

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

CA-Indy.

  
10/09/26

  
10/09

