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 04.11.2026.

Item No. 337.03

Continuation of Agenda Item No. 337.03 (iv) through circulation on 10.11.2026.

Project Name:	**"Pocket D, F & G" an Industrial Plotted colony being developed on land measuring 39.1105 acres situated in the revenue estatae of Village Dadri Toe,Yakubpur, Sondhi, Ftehpur & Khalikpur, District Jhajjar.**
Name of the promoter:	**Model Economic Township Ltd.**
Date of consideration:	**10.11.2026.**
Temp Id:	**2182-2026.**

1. An application for registration of project has been received from the promoter for which License No. 47 of 2026 dated 13.03.2026 valid upto 12.03.2031 has been granted for an area measuring 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.

2. The application was examined and following observations were conveyed on 21.10.2026:

i. General Power of Attorney not submitted.
ii. Collaboration agreement not submitted.
iii. Payment plan is not in order.
iv. date of completion in REP-II is 01.10.2031 while in REP-I Part-C is 01.09.2031
v. Non default certificate is not in order.
vi. License no 47 of 2026 has been granted for area measuring 176.9875 acres however, promoter has applied for 39.11059 acres.

3. Promoter has submitted reply on 23.10.2026. After examination it is observed that promoter has still not complied with the deficiencies at Sr.no. i, iii, v.

4. On 04.11.2026, Sh. Sudhir Jain and Sh. Sanjay Jindal, Authorised representatives requested for a short accommodation to submit the reply to the above deficiencies.

5. After consideration, the Authority grants opportunity to the promoter to submit the complete documents by 05.11.2026 so that a decision by circulation could be taken within the stipulated time failing which the said application will be rejected.

6. Vide reply dated 04.11.2026 promoter has submitted the Non default certificate which is in order.

7. Vide reply dated 05.11.2026 promoter has submitted the payment plan and General Power of Attorney. It is further submitted that the requirement of a GPA is not applicable to the present project, as the project under registration measuring 39.1105 acres has no area under collaboration agreement. However, a copy of the GPA executed in respect of the Collaboration Agreement for area in 1296.75625 acres layout is enclosed. In reply it is also mentioned that the applied area of 39.1105 acres falls under 03 licenses, wherein 25.67415 acres falls under License No. 16 of 2018, 8.21144 acres falls under License No. 64 of 2022, 5.22500 acres falls under License No. 47 of 2026 acres. The layout plan showing the area of 39.1105 acres is submitted.

8. After consideration, the Authority found the project on land measuring 39.1105 acres falling under 03 licenses, wherein 25.67415 acres falls under License No. 16 of 2018, 8.21144 acres falls under License No. 64 of 2022, 5.22500 acres falls under License No. 47 of 2026 acres, fit for registration, subject to the following special conditions:

i. The promoter has informed that following three bank accounts have been opened in compliance of Section 4(2)(l)(d) of the Real Estate (Regulation and Development) Act,2016:

Head of Bank Account	**Account No.**
100% Collection Account	777705005440
70% RERA Account	777705005441
30% Promoter/Free Account	777705005449
Bank Name & Address –ICICI Bank Ltd; Highway Mart Reliance MET Ltd, SCO No. 22, 23 & 24, Sector 7 A, On SH 15, Dadri Toe, Jhajjar, Haryana - 124515 IFSC: ICIC0004594	

None of the above mentioned three accounts shall subsequently be changed by the promoter without the prior permission of the Authority.

Haryana Real Estate Regulatory Authority ★ Panchkula ★

ii. The payment plan approved by the Authority, having quantum of all charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA (Payment Plan is annexed as Annexure-I). No other charges, except those explicitly mentioned in this payment plan, shall be payable by the allottees.

iii. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity as issued by the Authority. The QR code, RC number alongwith its validity 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.

iv. 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.

v. 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.

vi. In compliance of section 11(4)(b) of the Real Estate (Regulation and Development) Act,2016, the promoter shall obtain the completion certificate or the occupation certificate, or both, as applicable, from the competent authority or other local laws for the time being in force and to make it available to the allottees individually or to the association of allottees as the case may be.

vii. Promoter shall get approved the service plans/estimates within a period of six months from Town & Country Planning Department and submit a complete set of service plans and estimates to the Authority.

viii. 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.

ix. 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.

x. The registration fee or any other fee charged by the Authority from the promoter is subject to audit and reconciliation. In case of any deficiency noticed at a later stage, the same shall be payable by the promoter.

9. **Disposed of**. File be consigned to record room after issuance of registration certificate.

This has been approved by the Authority through circulation on 10.11.2026

True copy

Haryana Real Estate Regulatory Authority
3128
Despatch No
Date 10/11/26
PANCHKULA

Secretary (Acting),
HRERA, Panchkula

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

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