



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered a Project namely Model Economic Township; being developed over land measuring 8.125 acres as additional part of the already registered project measuring 276.006 acres registered vide Registration No. 110(a) of 2017 dated 02.11.2017 located on the State Highway 15 A in village Dadri Toe, Bir Dadri, Sheojipura, Tehsil Badli District Jhajjar, Haryana vide-

Registration Number: HRERA-PKL-JJR-1-2018 Dated: 28.03.2018

No. 29 HRERA (PKL) - 2018/243

JK 30-378

Following details of the project have been provided by the promoter:

### 1. Particulars of the Promoter:

The promoter of the project is Model Economic Township Limited, 3<sup>rd</sup> Floor, 77B, IFFCO Road, Sector-18, Gurugram-122015, Haryana. The promoter is a Public Limited company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with Corporate Identity Number (CIN) U70109HR2006PLC036416 (2006-2007), having PAN No AADCR4037Q.

*[Handwritten signatures and initials]*



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2. The Directors of the company are:

- a) Sh. Shanker Adawal, Director  
D-369, Defence Colony, New Delhi 110024  
Phone No.: +91 9811330963
- b) Sh. Shrivallabh Goyal, Whole time Director  
House No.1101, Tower B2, The World Spa West, Sector 30,  
Gurugram-122001,  
Haryana  
Phone : +91 9899546925
- c) Sh. Ramesh Kumar Damani, Director  
403, 4<sup>th</sup> Floor, USHA Kung, 30D, JuhuKoliwada, Juhu Tara  
Road, Santacruz,  
Mumbai 400049  
Phone No.: +91 9867187654
- d) Sh. Anil Kumar Sharma, Director  
C-2/308, Milan Vihar Apartments, 72 I.P Extn. Patparganj  
New Delhi 110092  
Phone No.: +91 9810465548
- e) Sh. Kishore Kumar Sinha, Director  
GA-67, NTPC Anandam, Pocket-6, Builders Area  
GautamBudh Nagar  
Greater Noida-201 308, Uttar Pradesh  
Phone No: +91-9910145678





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### 3. Contact details of the promoter are :

Model Economic Township Ltd.  
3<sup>rd</sup> Floor, 77-B, IFFCO Road, Sector 18, Gurugram 122015,  
Haryana  
Phone No. +91 124 4827369  
Fax: +91 124 4827337  
Email: [MET@ril.com](mailto:MET@ril.com)

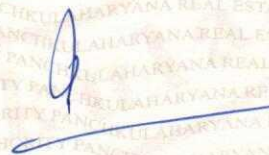
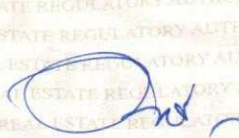
### 4. The promoter has launched the following projects in last five years :

**Project 1 Name** : Industrial Colony of 276.006 Acres situated in Village Dadri Toe, Sheojipura and Bir Dadri, Tehsil Badli, District Jhajjar  
**Registration No.** : 110(a) of 2017 dated 02.11.2017

**Project 2 Name** : Industrial colony of 88.725 Acres situated in Village Dadri Toe, Tehsil Badli, District Jhajjar  
**Registration No.** : 135 of 2017 dated 28.08.2017

### 5. Particulars of the project :

The project will be set up on 8.125 acres which will be in addition to the 276.006 acres Industrial Colony already registered with HRERA, Panchkula.





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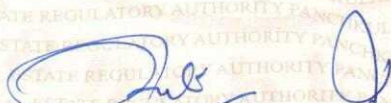
6. The Town & Country Planning Department, Government of Haryana have issued following licenses in favour of the land owner i.e.: Model Economic Township Limited.

S.No.	Description	Areas (acres)	Validity
1	License No.19 of 2011	138.825	13.03.2019
2	License No.7 of 2012	62.281	31.01.2020
3	License No.8 of 2016	74.900	25.07.2021
4	License No. 107 of 2017	8.125	21.12.2022
5	Net Licensed area	284.131	

7. Layout plan of the project has been approved by the Town and Country Planning Department, Government of Haryana on 22<sup>nd</sup> December, 2017. The layout plan shall be displayed by the promoter at the site all the time.

8. The Town and Country Planning Department, Government of Haryana has approved various service plan estimates of the project involving costs and various components of Internal Development Works as given below :

- |      |   |                  |
|------|---|------------------|
| i.   | Electrification plan                          | Rs. 3697.00 Lacs |
| ii.  | Roads   | Rs. 2613.08 Lacs |
| iii. | Water supply system                           | Rs. 1043.31 Lacs |
| iv.  | Sewerage treatment and garbage Disposal plans | Rs. 671.64 Lacs  |
| v.   | Landscaping parks, playgrounds etc.           | Rs. 26.69 Lacs   |
| vi.  | Street lights etc.                            | Rs. 879.25 Lacs  |
| vii. | Storm Water Drainage                          | Rs. 1060.58 Lacs |



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A copy each of the aforesaid plans shall be displayed by the promoter at the site of the construction and at its office.

9. The promoter has been granted environment clearance vide Memo No:21-39/2011-IA.III dated 16.08.2012 and Corrigendum vide Memo 21-39/2011-IA.III dated 24.09.2012.

10. Ground coverage of the project shall be as follows :

a) Plots	: 173.8478 Acres
b) Roads and green belt	: 56.073 Acres
c) Playground/ park	: 5.9339 Acres
d) Public Utilities i.e. STP, E.Sub Stations, Water Tanks etc.	: 35.1463 Acres

11. Following facilities will be provided in the project.

a) Water supply system, underground tank	: 1700 cu.m
b) Overhead tanks	: 850 cu.m
c) Fire tank	: 200 cu.m
d) Sewerage treatment plant	: 2400 kl
e) Electricity sub-station/ Transformers	: 1 nos. 33/11 KV S/S of 2X12.5 MVA
f) Total demand load of electricity	: 67.66 MVA

12. Current stage of development of the project :

This is an ongoing project. Its development was started in June 2017. The scheduled date of completion of the project is 30<sup>th</sup> Sept , 2022.



**HARYANA REAL ESTATE REGULATORY AUTHORITY****PANCHKULA****13. Current stage of development of internal infrastructure:**

Description of the facility	Type of Size	Expenditure (Rs. Crores)		Physical	
		Estimated	Actual	Planned	Actual
1. Road	2&4 Lane bituminous road	36.46	21.02	2&4 Lane bituminous road 60m (937m) 45m (944m) 36m (424m) 24m (542m) 18m (982m) 7.5m (300m)	Subgrade, GSB and WMM layers completed. About 60% work done.
2. Water Supply	As per approved service plan	17.17	5.54	DI K9 pipeline with appurtenances, UGST, OHSR	Water Pipeline laid in about 30% area.
3. Sewerage	As per approved service plan	7.95	1.99	RCC NP3 pipeline with RCC manholes	RCC pipeline in about 20% area laid. Manholes under construction.
4. Electricity	As per electrical plan approval	36.97	10.64	RCC underground cable trench and 33/11 kV substation	RCC cable trench in 25% area laid.
5. Storm Drainage	As per approved service plan	9.42	2.63	RCC NP3 pipes with RCC manholes	RCC pipelines in about 30% area laid. Manholes under various stage of construction
6. Green Areas	As per approved service plan	1.65	0.78	Plantation in median and service corridors, development of green areas	Plantation along 60m wide road completed.



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14. Quarterly schedule of the execution of the project (in terms of expenditure) from the date of registration of the project upto the date of completion.

S. N.	Internal Development works	Total estimated cost (Cr.)	Cost incurred till 31st Dec'17	Balance to be incurred	Jan-Mar' 18	Apr-Jun' 18	Jul-Sep' 18	Oct-Dec' 18	Jan-Mar' 19	Apr-Jun' 19
1	Internal roads	36.46	21.02	15.44	1.03	1.03	1.03	1.03	1.03	1.03
2	Water supply systems	17.17	5.54	11.63	1.45	1.45	1.45	1.45	1.45	1.45
3	Sewerage systems	7.95	1.99	5.96	0.99	0.99	0.99	0.99	0.99	0.99
4	Electricity	36.97	10.64	26.33	2.39	2.39	2.39	2.39	2.39	2.39
5	Storm water drainage	9.42	2.63	6.79	0.85	0.85	0.85	0.85	0.85	0.85
6	Horticulture/Greens	1.65	0.78	0.87						
7	Otherfees	8.85	7.75	1.10	0.06	0.06	0.06	0.06	0.06	0.06
	<b>Total</b>	<b>118.47</b>	<b>50.35</b>	<b>68.12</b>	<b>6.78</b>	<b>6.78</b>	<b>6.78</b>	<b>6.78</b>	<b>6.78</b>	<b>6.78</b>

Jul-Sep' 19	Oct-Dec' 19	Jan-Mar' 20	Apr-Jun' 20	Jul-Sep' 20	Oct-Dec' 20	Jan-Mar' 21	Apr-Jun' 21	Jul-Sep' 21	Oct-Dec' 21	Jan-Mar' 22	Apr-Jun' 22	Jul-Sep' 22
1.03	1.03	1.03	1.03	1.03	1.03	0.44	0.44	0.44	0.44	0.44	0.44	0.44
1.45	1.45											
2.39	2.39	2.39	2.39	2.39								
0.85	0.85											
			0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	
0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	
<b>5.79</b>	<b>5.79</b>	<b>3.48</b>	<b>3.58</b>	<b>3.58</b>	<b>1.19</b>	<b>0.60</b>	<b>0.60</b>	<b>0.60</b>	<b>0.60</b>	<b>0.60</b>	<b>0.60</b>	<b>0.44</b>

15. The Architect of the project is :

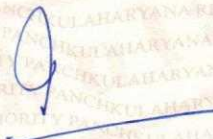
Space Designer International Pvt. Ltd.

Principal Architect: Sh Vishal Mittal,

E.Mail: [vishal@spacedi.com](mailto:vishal@spacedi.com), Phone:9811070399

B-34, Sector 67, Noida – 201301







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The Contractors of the project is:

For road and PH services:

CE Projects Pvt. Ltd.

Contact Person: Sh Vivek Mehra,

E.Mail: [sai.cepro@cepro.in](mailto:sai.cepro@cepro.in), Phone: 9811065763

Sector 102, Noida, Uttar Pradesh – 201304

The Services consultant for the Project is:

Tata Consulting Engineers

Contact Person: Sh Gaurav Verma

E.Mail: [vermag@tce.co.in](mailto:vermag@tce.co.in), Phone: 9717337739

Ground Floor, Tower B&C, Green Boulevard,

Plot No. B9A, Sector 62,

Noida-201301, India

The PMC for the Project is

SMEC India Pvt. Ltd.

Contact Person: Sh Sandeep Shrivastav

E.Mail: [Sandip.Srivastava@smec.com](mailto:Sandip.Srivastava@smec.com), Phone: 8898991173

387 UdyogVihar, Phase II,

Gurugram 122016

Haryana, India

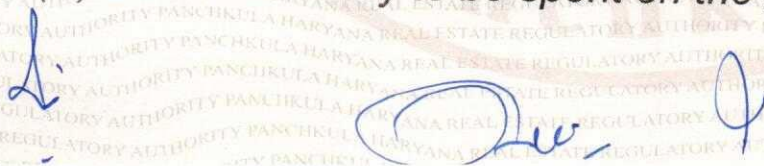
T +91 124 4501100

## 16. Financial details :

(i) *Estimated cost of the project is Rs. 293.62 Crores*

(ii) *Amount of money already spent on the Project as on quarter ending December 2017 is Rs 225.5crores*

(iii) *Balance money to be spent on the project is Rs 68.12 Crores*





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- (iv) Out of the estimated cost of the project of Rs 293.62 Crores, the cost of Infrastructure is Rs. 118.47 Crores.
- (v) Out of 56 Industrial plots, 36 have already been sold / booked. 5 Commercial plots and 5 Group Housing sites remain unsold.
- (vi) The remaining expenditure of Rs. 68.12 Crores to be incurred for completion of the project shall be met by way of sale of unsold stock of industrial plots/internal accruals.

17. The promoter shall deposit 70% of the money collected from the buyers in the account number 05720310000791 of bank HDFC Ltd. Vatika Atrium, Block A, Khasra No. 1741/1742/1743, Village Wazirabad, Gurgaon, 122002, IFSC Code HDFC0000572; MICR code 110240093. The money from the aforesaid account shall be drawn only towards meeting the cost of construction/development. A statement of the amount drawn from the account along with a certificate of the Registered Engineer, Architects and the Chartered Accountant shall be submitted to the Authority every quarter.

18. This Certificate of Registration is issued subject to the following conditions that the Promoter shall:

- i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
- ii) strictly abide by the declaration made in form REP-II.

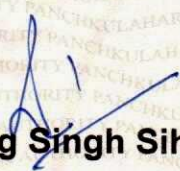


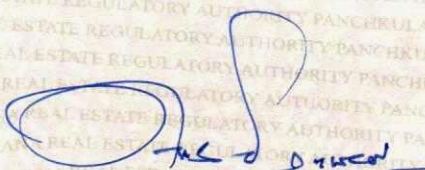


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- iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
- iv) the Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.

  
**Dilbag Singh Sihag**  
Member

  
**Anil Kumar Panwar**  
Member

  
**Rajan Gupta**  
Chairman