



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

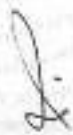
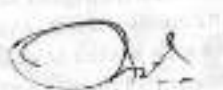

The Haryana Real Estate Regulatory Authority, Panchkula has registered a project namely Model Economic Township being developed over land measuring 472.3875 acres as additional part of already registered project measuring 88.725 acres registered vide Registration No. 135 of 2017 dated 28.08.2017 located on the State Highway 15 A in village Dadri Toe, Yakubpur and Sondhi, Tehsil Badli, District Jhajjar, Haryana.

Registration number: HRERA-PKL-JJR-6-2018      Dated: 27.04.2018

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.

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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, Juhu Koliwada, 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  
Gautam Budh Nagar  
Greater Noida-201 308, Uttar Pradesh  
Phone No.: +91 9910145678

3. The 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



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Fax: +91 124 4827337

Email: [MET@ril.com](mailto:MET@ril.com)

4. The following Projects have been Launched during the last five years :

Project 1 Name : Industrial Colony of 284.131 acres (276.006+8.125) situated in Village Dadri Toe, Sheojipura and BirDadri, Tehsil Badli, District Jhajjar

Registration No. : 110(a) of 2017 dated 02.11.2017 (276.006 Acres) & HRERA-PKL-JJR-1-2018 dated 28.03.2018 (8.125 Acres)

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 472.3875 acres which will be in addition to the 88.725 acres Industrial colony already registered with HRERA, Panchkula.

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



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S.No.	Description	Areas (acres)	Validity
1	License No.06 of 2012	88.725	31.01.2020
2	License No.16 of 2018	818.725	22.02.2023
3	Net Licensed area	907.25	

Out of License 16 of 2018, part area of 472.3875 acres is being registered for HRERA

7. Layout plan of the Project has been approved by the Town and Country Planning Department, Government of Haryana on 19<sup>th</sup> February, 2018. The layout plan shall be displayed by the Promoter at the site all the time.
8. The estimates for the development of internal infrastructure works of the project involve the following costs:
- |      |   |               |
|------|---|---------------|
| i.   | Electrification plan                          | Rs.9765 Lacs  |
| ii.  | Roads   | Rs.4666Lacs   |
| iii. | Water supply system                           | Rs.2698 Lacs  |
| iv.  | Sewerage treatment and garbage Disposal plans | Rs. 2806 Lacs |
| v.   | Landscaping parks, playgrounds etc            | Rs. 64Lacs    |
| vi.  | Street lights etc.                            | Rs.1085 Lacs  |
| vii. | Storm Water Drainage                          | Rs. 1084 Lacs |

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

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9. The Promoter has been granted Environmental 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) Industrial Plots Acres	:292.623
b) Commercial Plots	:10.770 Acres
c) Roads and green belt	:117.300Acres
d) Playground/ park	:37.980 Acres
e) S.T.P, Electric Sub Stations, Water tanks, etc	:17.440 Acres
e) Nursing Home part of saleable area	:0.250Acres
f) Undetermined area	:84.750 Acres

11. The following facilities will be provided in the project.

a) Water supply system, underground Tanks	:908 & 615 cu.m
b) Overhead tanks	:685 & 460 cu.m
c) Fire tanks	:296 & 200 cu.m
d) Sewerage treatment plants	:3000 & 2000 kl
e) Electricity sub-station/ Transformers	:3 nos. 33/11 KV S/S of 2X12.5 MVA
f) Total demand load of electricity	:58.74 MVA

12. Current stage of development of the Project :

This is an ongoing project. Its development was started in June 2017 and the scheduled date of completion is 11<sup>th</sup> May 2024.

**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	46.66	3.54	2&4 Lane bituminous road 45m (3445m) 36m (1931m) 30m (859m) 24m (3886m) 21m (587m) 18m (5758m) 15m (2392m)	An access road from SH 15A to the operational unit of Reliance Industries has been constructed
2. Water Supply	As per service plan submitted	26.98	0.58	DI K9 pipeline with appurtenances, UGST, OHSR	Water Pipeline laid
3. Sewerage	As per service plan submitted	28.06	1.07	RCC NP3 pipeline with RCC manholes	Sewerage crossings
4. Electricity	As per electrical plan submitted	97.65	2.62	RCC underground cable trench and 33/11 KV substation	One independent feeder line laid
5. Street lights etc.	As per service plan submitted	10.85	0.51	LED street lights- double and single arm poles	LED street lights- on access /trunk road to state highway
6. Storm Drainage	As per service plan submitted	10.84	0.41	RCC NP3 pipes with RCC manholes	Some crossing work done
7. Green Areas	As per service plan submitted	0.64	0.02	Plantation in median and service corridors, development of green areas	Plantation in median





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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.No.	Internal Development works	Total estimated cost(Rs.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
1	Internal roads	46.66	3.54	43.12		2.87	2.87	2.87	2.87
2	Water supply systems	26.98	0.58	26.39				3.30	3.30
3	Sewerage systems	28.06	1.07	26.99				3.37	3.37
4	Electricity	97.65	2.62	95.03					7.92
5	Street lighting	10.85	0.51	10.34					
6	Storm water drainage	10.84	0.41	10.43				1.04	1.04
7	Horticulture/Greens	0.64	0.02	0.62					
8	Statutory/other fees	14.03	2.80	11.23	9.52	0.07	0.07	0.07	0.07
	<b>Total</b>	<b>235.21</b>	<b>11.98</b>	<b>224.23</b>	<b>9.52</b>	<b>3.94</b>	<b>2.94</b>	<b>10.60</b>	<b>18.58</b>

Apr-Jun'19	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
2.87	2.87	2.87	2.87	2.87	2.87	2.87	2.87	0.66	0.66	0.66	0.66
3.30	3.30	3.30	3.30	3.30	3.30						
3.37	3.37	3.37	3.37	3.37	3.37						
7.92	7.92	7.92	7.92	7.92	7.92	7.92	7.92	7.92	7.92	7.92	
1.72	1.72	1.72	1.72	1.72	1.72						
1.04	1.04	1.04	1.04	1.04	1.04	1.04	1.04				
			0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07
<b>20.30</b>	<b>20.30</b>	<b>20.30</b>	<b>20.35</b>	<b>20.35</b>	<b>20.35</b>	<b>11.96</b>	<b>11.96</b>	<b>8.70</b>	<b>8.70</b>	<b>8.70</b>	<b>8.78</b>

Apr-Jun'22	Jul-Sep'22	Oct-Dec'22	Jan-Mar'23	Apr-Jun'23	Jul-Sep'23	Oct-Dec'23	Jan-Mar'24	Apr-Jun'24
0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66
0.05	0.05	0.05						
0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07
<b>0.78</b>	<b>0.78</b>	<b>0.78</b>	<b>0.73</b>	<b>0.73</b>	<b>0.73</b>	<b>0.73</b>	<b>0.73</b>	<b>0.73</b>

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15. The Architect of the Project is :

RSP Design Consultants (India) Pvt. Ltd.  
Contact person Sh. Ankur Modi, [ankur@rspindia.net](mailto:ankur@rspindia.net),  
Phone: +91 7838332205  
Address: Unit 103, 1st Floor Bestech Business Tower,  
Sector – 48, Sohna Road, Gurugram – 122 018, Haryana,  
India Ph: +91-124-4706868 Fax: +91-124-4706818,  
Website: [www.rspindia.net](http://www.rspindia.net)  
CIN: U85110KA1996PTC019807

The Contractors of the Project is:  
For road in 88.725 acres  
CE Projects Pvt. Ltd.  
Contact Person: Sh. Vivek Mehra,  
E. Mail: [sai.cepro@cepro.in](mailto:sai.cepro@cepro.in), Phone: +91 9811065763  
Sector 102, Noida, Uttar Pradesh – 201304  
Contracts for remaining part to be awarded.

The Services consultant for the Project is:  
KY Consultants Pvt. Ltd.  
Contact Person; Sh. K.K. Bhugra, Sh Y.P. Mathur,  
[kyconsultants@gmail.com](mailto:kyconsultants@gmail.com),  
Phone: +91 9811431982, Address: 72-P Sector-40,  
Gurugram – 122001,  
Ph: +91 124 4034715  
Fax: +91-124 4034714

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: +91 8898991173  
387 UdyogVihar, Phase II,  
Gurugram 122016



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Haryana, India  
T +91 124 4501100

### 16. Financial details :

- I. Estimated cost of the project is Rs.719.93 Crores inclusive of land cost.
- II. Amount of money already spent on the project as on quarter ending December 2017 is Rs.495.78 crores.
- III. Balance money to be spent on the project is Rs.224.15 crores.
- IV. Out of the estimated cost of the project of Rs.719.93 crores, the cost of Infrastructure is Rs.235.71crores.
- V. 4 industrial plots out of a total of 193 have already been sold /leased/ booked.189 Industrial plots, 6 commercial plots and 1 Nursing home plot remain to be sold.
- VI. The remaining expenditure of Rs.224.15Crores to be incurred for completion of the project shall be met by way of sale of unsold stock of industrial & Commercial plots/internal accruals.

17. The promoter shall deposit 70% of the money collected from the buyers in the account no.57500000060362of bank HDFC Ltd., B1, Vanijya Kunj, Enkay Tower, Udyog Vihar, Phase V, Gurugram-122001, IFSC Code HDFC0000485; MICR code 110240077. The money from the aforesaid account shall be drawn only towards meeting the cost of construction/development (Actual to be given in The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018 in Regulation 14 (xiii). A statement of the amount drawn from the account along with a certificate of the Registered Engineer, Architect and the Chartered Accountant shall be submitted to the Authority every quarter.

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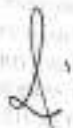
18. This certificate of Registration is issued subject to the following conditions that the promoter shall:

- 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 agreement with the buyer in breach of the said provisions.
- ii) strictly abide by the declaration made in the form of REP-II.
- 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 related to the plots sold/booked and expenditure made in the project.
- v) a copy of brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.

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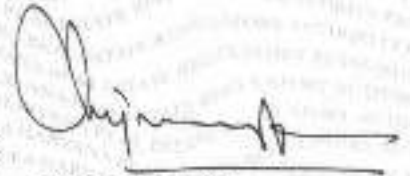
vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of RERA rules dated 28.07.2017.



**Dilbag Singh Sihag**  
Member



**Anil Kumar Panwar**  
Member



**Rajan Gupta**  
Chairman

