HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning granted License No. 47 of 2026 dated 13.03.2026 valid upto 12.03.2031 for setting up of an Industrial Plotted Colony on additional land measuring 176.9875 acres in favour of Model Economic Township Limited, Reliance Eminent Trading & Commercial Pvt. Ltd. in collaboration with 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. Based on these licenses, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Pocket D, F & G" 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 and 5.22500 acres falls under License No. 47 of 2026 situated in revenue estate of Village Dadri Toe,Yakubpur, Sondhi, Ftehpur & Khalikpur, District Jhajjar vide

Registration No. HRERA-PKL-JJR-1016-2026 Dated: 12.11.2026

Promoter of the project is Model Economic Township Limited having its registered office at 3rd Floor,77-B, IFFCO Road, Gurugram 122015. Promoter

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is a Limited Company registered with Registrar of Companies with CIN U70109HR2006PLC036416 having PAN No AADCR4037Q.

2. Information submitted by the promoter about the project may be viewed in the PDF uploaded along with this certificate on the web portal of the Authority www.haryanarera.gov.in .

3. This Registration is being granted subject to 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.

iii) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations 2018 and update the same periodically but not later than every quarter, including the information relating to plot sold/booked and expenditure made in the project.

iv) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.

v) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.

vi) that the promoter shall submit the quarterly progress report from the date of registration upto the date of completion of the project.

vii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.

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viii) the said project shall be completed by 01.10.2031. However, the registration shall be co-terminus DTCP, with the validity of license granted by Haryana.

Special Conditions:

I. In compliance of Section 4(2)(l)(d) of The Haryana Real Estate (Regulation and Development) Act, 2016 following three bank accounts has been intimated:

Head of Bank Account	Account No.
100% Master Collection Account	777705005440
70% Separate RERA Account	777705005441
30% Project Account (Misc.)	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.

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

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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.

Chander Shekhar	Dr. Geeta Rathee Singh	Nadim Akhtar
Member	Member	Member

Annexure A2

Payment plan for residential plots in Pocket D, F & G, Sector 8, Model Economic Township (MET City) :

Sr No	Schedule Description	Milestones	Payment (%)
1	At the time of Application	On Application	10%
Following instalments will become due after execution of Agreement for Sale (within 30 days)			
2	1st Instalment	On completion of the excavation works for the roads or within 90 days from date of application which ever is later	20%
3	2nd Instalment	On completion of laying of sewer & storm pipeline (excluding manholes) or within 180 days from date of application which ever is later	20%
4	3rd Instalment	On completion of laying of Granular base for road (excluding plot entry ramp) or within 240 days from date of application which ever is later	15%
5	4th Instalment	On completion of laying of Potable & recycle water pipeline (excluding plot connection & valves & chambers) or within 330 days from date of application whichever is later	10%
6	5th Instalment	On completion of bituminous/ concrete road or within 390 days from date of application whichever is later	5%
7	6th Instalment	On completion of laying of distribution cable for streetlights or within 450 days from date of application whichever is later	5%
8	7th Instalment	On completion of streetlight poles installation or within 480 days from date of application whichever is later	5%
9	8th Instalment	On completion of all pipe line manholes or within 510 days from date of application whichever is later	5%
10	9th Instalment	On offer of possession after obtaining part completion or within 540 days from date of application whichever is later	5%
		Total	100%
Not: The Installment Amount will depend on the size and price of the plot. GST will be extra if applicable.			

Other Charges include the following:		
Sr.	**Particulars / Head**	**Rate (Tentative)**
1	Interest Free maintenance Security Deposit (IFMSD)	Rs. 400/- per square yard
2	Stamp duty charges, Registration charges, Legal and Administrative charges	To be purchased/paid by the allottee directly at Tehsil
3	State Infrastructure Development Charges (SIDC)	Rs 87 per square yard
4	External Development Charges (EDC)	Presently not applicable, will be paid by the allottees as and when made applicable by the Government as per relevant policies

The promoter at the time of offer of possession shall in compliance of Section 11(4)(b) of the RERA Act, supply a copy of Part Completion/ Occupation certificate as applicable to the individual allottee or the association of allottees, as the case may be.

For Model Economic Township Limited

Authorized Signatory

Model Economic Township Limited Gurugram

For Model Economic Township Limited

Authorized Signatory