



**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 04.12.2023.**

**Item No. 234.23**

**Continuation of Registration project for 4<sup>th</sup> year under Section-7(3) of RERA Act, 2016.**

**Promoter: M/s Cititech Estates Private Limited.**

**Project : "Anantmm City" – Residential Plotted Colony over an area measuring 26.443 acres situated in Sector 11-A Assandh, Karnal, Haryana.**

**Reg. No: HRERA-PKL-KNL-17-2018 dated 20.06.2018 valid upto 31.12.2019  
First extension – upto 30.06.2021 (including 6 months COVID period)  
Second Extension – upto 30.09.2022 (including 3 months COVID period)  
Third Extension – upto 30.09.2023.**

1. M/s Cititech Estates Private Limited vide letter dated 19.09.2023 has applied for fourth extension under Section 7(3) of Real Estate (Regulation and Development) Act, 2016, of registration of their project namely "Anantmm City" a Residential Plotted Colony over an area measuring 26.443 acres situated in Sector 11-A Assandh, Karnal, Haryana registered vide registration no. HRERA-PKL-KNL-17-2018 dated 20.06.2018 valid upto 31.12.2019. First extension was granted to promoter by Authority which was valid upto 30.06.2021 (including 6 months COVID period), second extension was valid upto 30.09.2022 (including 3 months COVID period) and third extension was valid upto 30.09.2023.
2. The promoter has applied on prescribed proforma Rep-V Form.
3. The applicant promoter has submitted ₹3,04,708/- as extension fee which is deficit by ₹17,377/-
4. License No. 77 of 2011 dated 10.09.2011 has been granted by DTCP on land measuring 26.443 acres which is renewed upto 09.09.2024.



5. In the explanatory note regarding state of development works and reasons for not completing the development works within the time frame, the promoter has submitted that the extension is required due to following reasons :
- i. Due to impact of COVID-19 lockdown, company had faced a lot of problem related to shortage of labour, delay in supply of raw material and non-payment by customers during moratorium period.
  - ii. Overall slowdown in sales and collection because of non-disbursement of home loans by NBFCs and banks, low market sentiment etc.
  - iii. Transfer of DTCP license also impacted the development works under above mentioned project.
  - iv. At present 90% of the development work has been completed but it will take further 6 months to complete the entire project.
6. With regard to status of project and construction work it has been submitted as under:
- i. Internal roads (18, 12 & 24 mtr internal roads) executed upto Top cement tiles.
  - ii. Water supply system, underground tank and pile lines has been executed.
  - iii. All sewerage lines and sewerage manholes installed as per service plan.
  - iv. Substation & HT line infrastructure, electricity substation 11 KVA has been executed.
  - v. Parks and green belt are developed as per layout plan.
  - vi. Storm water drainage installed in entire sector.
7. The promoter has submitted Architect Certificate which states that 90% development works has been completed in all respect which includes sewerage, road, storm, water supply and drainage etc.
8. The promoter has submitted CA certificate which states that percentage of completion of construction work is 90%.
9. Copies of demarcation plan, zoning plan and services plans have been submitted. Photographs showing the present position at site have been submitted. The promoter has submitted online quarterly up to 30.09.2022.
10. The promoter has requested for fourth extension of registration for one year i.e. upto 30.09.2024, whereas license is valid upto 09.09.2024.



11. On 26.09.2023 the Authority decided that promoter be personally present on next date of hearing to explain the resolution plan for completion of project. Promoter should submit service plan estimates and deficit fee of Rs.17,377/- be deposited. Adjourned to 04.12.2023

12. The promoter vide reply dated 22.11.2023 has submitted a copy of Resolution Plan for Completion of project stating that 90% percent of the development work is completed on project, therefore, it will take further 4-5 months to complete the development work and 3-4 months for getting completion certificate from DTCP. The promoter has also submitted approved Service Plan/Estimates dated 05.02.2018 however, service plan estimates have not been submitted. The promoter has not submitted the deficit fee of Rs.17,377/- stating that as per approved Layout Plan their FAR is 1.5 on commercial area, therefore, fees already submitted is in conformity with the applicable fees.

13. Taking into consideration the resolution plan submitted by promoter, Authority decided to permit the registration to remain in force up to 09.09.2024 for fourth year under Section-7(3) of RERA Act, 2016.



*all ready*  
14/12/23

True copy

Executive Director,  
HRERA, Panchkula

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

CA (Moulika)