HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 1164 of 2021

HRERA, Panchkula

Cititech Township Pvt. Ltd. VERSUS **.... COMPLAINANT**

.... RESPONDENT

CORAM:

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

Date of Hearing: 14.10.2026

Hearing No: 21st

Present: Adv. Tarun Ranga on behalf of the Promoter.

Order: Nadim Akhtar (Member)

1. Present Suo-motu complaint was registered against the respondent promoter for monitoring the project namely 'Cititech Township' on land measuring 26.443 acres situated in sector-11A, Assandh, Karnal after granting second extension upto 30.09.2022.
2. On 29.10.2025, Advocate Tarun Ranga appeared before the Authority and stated that he has been engaged as counsel by the respondent promoter. Learned counsel submitted that approximately 85% of the project work stands completed and in support thereof, a progress report has been filed before the Authority on 28.10.2025. Authority directed the office to examine the same and put up on the next date of hearing. Since

the respondent has failed to adhere to the timelines imposed by the Authority to furnish the progress report, the Authority imposed a penalty of ₹1 Lakh on the respondent promoter and directed the respondent to deposit the same with the Authority at least one week before the next date of hearing.

3. On 28.01.2026, Advocate Tarun Ranga appeared before the Authority and submitted that penalty of ₹1 Lakh has been deposited on 28.01.2026 itself. Furthermore, vide reply dated. 28.10.2025, the promoter had appraised that 90% of the development work is complete and only 10% work remains. In support the promoter has submitted Certificate of Architect, Engineer Certificate, C.A Certificate and Photographs of the Project. The Authority after consideration directed the promoter to submit the latest status of development works executed between the last date of progress report till filing of the latest status of the progress report and submit the same by 01.04.2026.
4. On 08.04.2026, learned counsel for the Respondent Promoter informed that financial information related to the project duly certified by the C.A., photographs and status of plots booked/sold have been filed in the Authority on 07.04.2026. Also, additional documents will be submitted today in the registry of the Authority during course of the day.
5. In view of the above, the Authority directed the office to examine the reply dated 07.04.2026 and additional documents which will be submitted today by the Promoter and put up the same on the next date of hearing.
6. Vide replies dated 07.04.2026 and 08.04.2026, the promoter has submitted the following:-

i. Engineer certificate and architect certificate stating progress of work equates to 92-93% of the total work and the remaining work relates to underground water tank & plant, Sewerage treatment Plan and electrical work at site.

ii. Detailed statements of advances collected against plot bookings and the corresponding project expenditures till 31.03.2026 as 32,56,97,220/- and expenses incurred on development till 31.03.2026 as 49,74,11,971/- along with statement of expenditure certified by CA..

iii. Photographs of the project.

iv. Self certification stating that the company has booked 78 plots out of 200 plots till 20.06.2018.

7. On 15.07.2026, the Authority after consideration directed the promoter to submit the latest status of development works executed between the last date of progress report, till filing of the latest status of the progress report along with the details of the inventories sold with the proposed date of possession and submit the same by 21.08.2026.

8. On 26.08.2026, the Authority observed that a reply has been submitted by the promoter today. The Authority after consideration directed the office to examine the reply and place it on the next date of hearing.

9. Vide reply dated 26.08.2026, the promoter has submitted the following:-

i. CA certificate stating total expense on project incurred till 30.06.2026 as 50.75 crores and Total eligible amount to be withdrawn from RERA account as on 30.06.2026 as 15.18 crores and total amount realized from customers till 30.06.2026 as 35.57 crores.

ii. Architect certificate stating the progress of the work of the project till 30.06.2026 equates to 95-96%.

iii. Engineer certificate stating the progress of the work of the project till 30.06.2026 equates to 95-96%.

iv. Latest photographs of the project.

10. Today, the Authority after consideration directed the promoter to submit the latest status of development works executed between the last date of progress report till filing of the latest status of the progress report along

with the details of the inventories sold with the proposed date of possession and submit the same by 03.12.2026.

11. Adjourned to **09.12.2026.**

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