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 04.11.2026.

Item No. 337.10

Continuation of registration of project for one year u/s 7(3) in respect of Project.

Promoter: **Cititech Township Pvt. Ltd.**

Project: **"Anantmm City"- a Residential Plotted Colony on land measuring 26.433 acres situated in Sector-11A, Assandh, Karnal.**

Reg. No.: **HRERA-PKL-KNL-17-2018 dated 20.06.2018 valid upto 31.12.2019 and renewed upto 09.09.2026. (Extension sought for 1 more year).**

Temp ID: **619-2019.**

1. Vide letter dated 03.06.2026, the promoter has applied for continuation of registration of captioned project under Section-7(3) of RERD Act, 2016. Thereafter, vide letter dated 11.06.2026, M/s DMSG & Associates were appointed as auditors and public notice was also got issued.

2. Thereafter, vide letter dated 12.10.2026, the promoter has submitted the following:-

"It is respetfully submitted that the project namely "Anantmm City' is situated over land measuring 26.443 acres at Sector-11A, Assandh, Karnal
That vide letter dated 11.06.2026, the Hon'ble Authority appointed M/s DMSG & Associates, Chartered Accountants, to conduct the audit of the aforesaid project. As per Point No. 3 of the said appointment letter, a period of one month was granted for conducting and submitting the complete audit report
That the Promoter has duly furnished the requisite documents and information sought by the Auditor from time to time. However, despite the same, the audit report has not yet been finalized and submitted before the Hon'ble Authority. The stipulated period of one month has already expired, and there has been a delay of more than 3 months beyond the period prescribed by the Hon`ble Authority
That the continued pendency of the audit report is materially affecting the further progress of the project and the timely completion of the requisite regulatory compliances. The audit report is also required for taking necessary steps towards extension of the project registration
That time is of the essence in the present matter, as any further delay in finalization of the audit report is likely to impede the extension process and consequently affect the timely

progress and development of the project, thereby adversely affecting the interests of the allottees. The Promoter is desirous of completing the requisite regulatory compliances and proceeding with the further development of the project without any avoidable delay.
In view of the aforesaid circumstances, it is most respectfully requested that the Hon'ble Authority may kindly be pleased to issue appropriate directions to M's DMSG & Associates Chartered Accountants, for expeditious finalization and submission of the audit report at the earliest, so hat the Promoter may proceed with the necessary regulatory compliances, extension of the project registration, supplementary registration and further development of the project without any further delay"

3. The extension application of the promoter has been examined and the following are the observations:-:

i. Extension fee of ₹ 3,04,750/-, dated 30.05.2026 which is in order.

Particulars	Percentage
Percentage of works completed at the time of last extension	80%
Percentage of Development Works executed as per Architect's Certificate	83%
Percentage of Development Works executed as per Engineer's Certificate	83%
Percentage of Development Works executed as per CA's Certificate	80%
Auditor Fee (₹41,300/-) Payment Details	41,300/-
Public Notice Fee (₹30,000/-) Payment Details	10,000/-

ii. QPRs uploaded upto 30.06.2026.
iii. Architect Certificate showing percentage of work completed regarding Construction of project as 92-93%.
iv. A copy of renewal of licence No. 77 of 2011, which is renewed upto 09.09.2029.
v. CA Certificate showing percentage of completed work project till 30.06.2026 as 92%.
vi. Engineer Certificate showing percentage of completed construction work on the project as 92-93%.
vii. Form REP-V.
viii. Photographs of the project.
ix. Promoter in his explanatory note states the following:-

Background & Licensing: *DTCP Haryana initially granted License No. 77 of 2011 to M/s Cititech Townships Private Limited for a plotted residential colony over 26.443 acres. The project was registered with the Authority vide Regn. No. HRERA-PKL-KNL-17-2018 dated 20.06.2018, valid up to 31.12.2019. Extensions were subsequently granted up to 30.06.2021 (1st extension, Covid-19 Force Majeure), 30.09.2022 (2nd extension, Covid-19 Second Wave), 30.09.2023 (3rd extension), and 09.09.2024 (4th extension). Meanwhile, DTCP Haryana transferred the license and development rights to M/s Cititech Estates Private Limited vide order dated 09.02.2023. The Authority also transferred the RERA registration in favour of the applicant company and renamed the project to "ANANTMM CITY".*

Haryana Real Estate Regulatory Authority Panchkula

Present Development Status: *The promoter has submitted that over 90% of development work at the site stands completed. Civil work for the boundary wall, sewerage network, stormwater drainage, and fresh/treated water supply lines is 100% complete. Roads and pavements are reported to be 90% executed. Civil structures of the Underground Water Tank (UGT) and Sewage Treatment Plant (STP) are ready, while installation of pumps, machinery, and machine chambers is pending with vendors finalized. Street lighting poles and park amenities (open gym/swings) are in place. For internal electrical infrastructure (sub-stations, feeder pillars, underground cabling), the vendor is stated to be finalized with advance paid, and works are targeted for completion between November and December 2026. Plot-level service connections are to follow.*

Justification for Delay & Inclusion of Additional Land: *The promoter has cited the requirement of acquiring additional land and revising the layout plan due to: (i) erroneous initial shifting of two 33 KVA HT lines, which necessitated re-alignment over a new green area in a straight exit line after re-laying damaged services; (ii) relocation of 41 EWS plots from the colony center to a corner parcel equipped with two entrances and dedicated greens; (iii) providing direct access roads to D-Block and EWS plots by extending the 24-meter road by approximately 100 meters; and (iv) relocating the commercial area outside the main entry checkpoint to ensure restricted, secure residential access. Civil capacities for UGT and STP were constructed to accommodate such future expansions.*

Prayer / Relief Sought: *The promoter (through Director Vikas Gotewala) has submitted an undertaking for delay and requested the grant of a fresh RERA Registration Certificate / extension covering the integrated project area of 34.08675 acres for a period of 4 years with validity up to 09.09.2030, submitting that balance phase-1 works and development of the newly licensed area will proceed upon DTCP approval of the Service Plan Estimates.*

4. The Authority observed the following shortcomings to be complied by the promoter in the present application.:-

i. Engineer certificate submitted is not in original.
ii. Public notice fee is deficit by ₹20,000/-.
iii. Environment clearance certificate not submitted.
iv. The copy of revised layout plan not submitted.
v. NOC of the shifting of 33 KV HT lines from the competent Authority.

5. The Authority directs the office to send a copy of these orders to the Auditor through mail and further directed the Auditor to submit the Auditor report within 2 weeks from the receipt of these orders. Adjourned to **27.01.2027.**

Haryana Real Estate Regulatory Authority * PANCHKULA *
3136
Despatch No.
Date 10/11/26

True copy

Secretary (Acting),
HRERA, Panchkula

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

3/3