



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 16.07.2025.

**Item No. 293.09**

Continuation of registration under Section 7(3) of the RERD Act, 2016 – CNR Leading Softek Pvt. Ltd.

**Promoter:** CNR Leading Softek Pvt. Ltd.

**Project:** “Royal Street” an Affordable Residential Plotted Colony under DDJAY on land measuring 10.58 acres situated in the revenue estate of Village Sunari Kalan and Mayana, Sector 22-D, Rohtak.

**Reg. No.:** HRERA-PKL-ROH-313-2022 dated 19.05.2022 valid upto 14.03.2024. First extension granted upto 14.03.2025.

**Temp ID:** 1027-2022.

**Present:** Sh. Pawan Kumar Singhal, Director alongwith Sh. Mohit Binjola, Authorised representative.

1. Vide letter dated 01.04.2025, the promoter has applied for continuation of registration for 1 year which was placed before the Authority in its meeting held on 09.04.2025 wherein the Authority had observed that the promoter is required to pay deficit fee of ₹ 1,45,950/-.
2. The said deficit fee has been deposited by the promoter vide reply dated 26.05.2025.
3. Further, vide letter dated 23.04.2025, M/s J Mandal & Co were appointed as auditors and public notice dated 15.04.2025 was issued on which no objections have been received from the general public.



4. Vide letter dated 03.07.2025, the auditor has submitted the audit report, brief findings of which are as under: -

- a) The RERA clearance for the project was originally issued to Kashish Buildtech Pvt Ltd. and Shikhar Landcon Pvt Ltd in collaboration with Omaxe Ltd. and later on, transferred to M/s CNR Leading Softek Pvt Ltd. vide Letter dated 19.05.2022. Initially the project was allotted to Kashish Buildtech Pvt Ltd. and Shikhar Landcon Pvt Ltd, who did not start the development of the project, they had purchased the land. M/s CNR Leading Softek Pvt Ltd paid ₹ 20 Cr to Kashish Buildtech Pvt Ltd. and Shikhar Landcon Pvt Ltd for the transfer of land and licence for the project. The allotment and the development of the project started from January 2023 by M/s CNR Leading Softek Pvt Ltd.
- b) As per RERA requirement the authorised bank account was maintained with Yes Bank (account no: 003872500000163), in which funds are received from allottees and payments to contractors is also made from the account. The account was opened in the respective bank on 17.03.2022. The total amount received from the allottees are ₹ 15,38,30,012.40/- for the period. The allotment of plots has been started in January 2023 and the amount received being credited to the account.
- c) The project has total number of 146 plots out of which 84 plots are allotted to the allottees.
- d) M/s CNR Leading Softek Pvt Ltd. has maintained an Escrow Account or RERA Account as mandated under the guidance with Yes Bank (account no.003872500000163).
- e) The promoters have maintained RERA bank account. The company has utilized excess amount from the sanction amount i.e., more than 70% of the amount realized from the allottees. Whole of the amount has been utilized for the project.
- f) Site visit and site details. Assessment of work done duly supported by the photographs.
- g) The CA has conducted an on-site inspection and we concluded that about 90% of the project work was done. Few photos of site visit are attached.
- h) Details of surrendered, cancelled, resumed and restored plots has been submitted by the auditor.



Particulars	Remarks
Internal roads and pavements	work related to roads is completed
Water supply system	work related to under ground water tank is in progress (A)
Sewage treatment & garbage disposal	work related to sewage treatment is complete
Electricity supply system (street lighting)	work related to electricity and street light is completed
Play ground and parks	Horticulture work is going on and about 95% work is completed

5. The report at 'A' above is incomplete.
6. After consideration, the Authority decides that registration certificate shall remain in force u/s 7(3) of the RERD Act, 2016 upto 29.10.2025. Certificate of continuation of registration be issued accordingly. Further, the Authority decides that a local commissioner be appointed to inspect the site in the month of September 2025 and to submit the <sup>report</sup> on the progress of the project latest by 30.09.2025. The LC<sup>A</sup> be put by the office before the authority on 29.10.2025.
7. Disposed of.



True copy

*[Signature]*

Executive Director,  
HRERA, Panchkula

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

*LA (Smytham)*

*[Signature]*  
7/8/25