



**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 09.04.2025.

**Item No. 284.10**

Continuation of registration under Section 7(3) of the RERA Act, 2016.

**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.

1. Vide letter dated 01.04.2025, the promoter has applied for continuation of registration for 1 year: -

1. The promoter has applied on prescribed proforma Rep-V Form and has also applied online the web portal.
2. The promoter has mentioned that while applying for the project extension online, an error was made in entering the percentage of development work completed. As per the CA Certificate and Engineer's Certificate the percentage was mistakenly recorded as 146.6% Upon realizing this mistake, they have re-obtained the correct CA Certificate and Engineer's Certificate, which accurately reflect the project's development status. The revised certificates are attached Architect's Certificate (93% work has been completed) Engineer's Certificate (confirming that 95% of the work has been completed) and CA Certificate (certifying that 82% of the financial work has been accounted for). There is a noted variation between the Engineer's Certificate and the CA Certificate due to some missing bills, which will be accounted for in the next quarter. Additionally, all site work has been documented and recorded, though some bills have not been raised yet, leading to the current discrepancy. These pending bills will be reflected in the CA certification for the March 2025 quarter.



3. The promoter has paid ₹1,25,000/- as extension fee (which is found to be in order).
4. The promoter has requested for grant of completion certificate to DTCP Haryana on 19.03.2025.
5. Percentage of works completed at the time of last extension was 70% and now the same is 93% as per Architect certificate.
6. In the explanatory note, the promoter has mentioned that the structural and civil works are nearly completed, Electrical Infrastructure, water supply and sewerage system is completely installed and fully operational. Street light, common area lighting - developed and ready for use. Parks and open spaces are in progress.
7. License No. 86 of 2018 has been renewed upto 09.12.2025.
8. Promoter has annexed the photographs of the project.
9. The promoter has also deposited ₹41,300/- for auditor appointment and ₹10,000/- for public notice. File has been moved for appointment of the same.
10. Online QPRs have been filed by the promoter upto Dec, 2024.

2. The promoter has informed that they have submitted an online application for extension on 13.03.2025, therefore they requested to consider the date as the application submitted date so as to avoid further penalty.


However, since the hard copy of application form has been filed in the registry on 01.04.2025, therefore the same will be considered as the submission date.

3. The Authority observes that the late fee and penalty as per resolution dated 07.08.2024 works out to ₹2,43,760/- and ₹12,188/- respectively. However, since the promoter has just deposited ₹1,10,000/- as late fee, therefore, the promoter is required to pay deficit fee @ Rs 1,45,950/-.

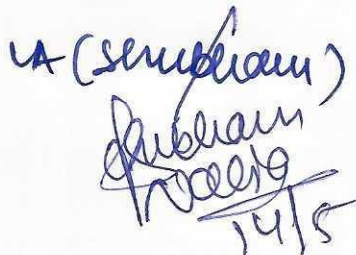
4. **Adjourned to 16.07.2025.**



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.

  
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