



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 01.10.2025.

Item No. 301.12

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 had applied for continuation of registration for one year which was last placed before the Authority in its meeting held on 16.07.2025 and the Authority had decided that registration certificate shall remain in force u/s 7(3) of the RERA Act, 2016 upto 29.10.2025. Certificate of continuation of registration be issued accordingly. Further, the Authority decided that a local commissioner be appointed to inspect the site in the month of September 2025 and to submit the report on the progress of the project latest by 30.09.2025. The LC report be placed before the Authority on 29.10.2025.

2. Certificate of continuation of registration has been uploaded on the web portal. Thereafter, M/s Protech consortium were appointed as local commissioner vide letter dated 21.08.2025. The LC vide letter dated 16.09.2025 has submitted its report which is as under: -

- i. Existing condition and Position of basic infrastructural facilities: - Entrance to the campus was on Jhajjar road which finally passed on to OMAXE campus. This project has proposals for every infrastructural facility essential for a residential complex. All weather roads, street light, safe boundary wall, green areas, water supply, sewerage, electricity, rain water disposal etc.



- ii. Approach, internal roads, boundary wall and security: As already stated, entrance to the campus was on Jhajjar road. All internal and main roads were complete and were in a good condition. However, the entrance was ungated, unregulated and open to all. The area of campus was surrounded by brick masonry wall in some portion and a prefabricated RCC panel boundary wall for remaining area of the campus.
- iii. Street light: The street light was duly provided in the campus on poles connected by underground cables.
- iv. Parks /Green areas: A few small green area sites have been planned but not developed yet. Two green areas are proposed on structures of UGT and STP. As those structures are still under construction, development of green areas is dependent on them. One green strip was proposed between UGT and approach road, it could only be developed after completion of UGT. However, sufficient plantation had been done along the roads.
- v. Water supply: Water supply was presently arranged from a specially erected bore well and Underground storage tank (UGT) was still under construction which was proposed to supply the drinking water in the long run. It was complete by 70% approximately.
- vi. Sewerage/STP and storm water disposal: Sewerage lines were completely installed in the campus along the roads and one STP was still under construction. There was separate underground pipe network for rain water disposal. Final disposal is proposed in to an open drain along Jhajjar road. The connection from campus network to drain is yet to be made.
- vii. Electricity: Two generator sets were installed at different locations to supply electricity to the campus. There was also one meter room/receiving room for taking bulk supply from the electricity department. Electricity supply was connected to individual units through underground cable network. There were separate spaces earmarked for community centre and shopping complex but these were yet to be developed. The overall development has encouraged construction of residences by buyers as 3-4 houses had been constructed. Photographs enclosed.

3. The promoter vide letter dated 11.09.2025 has applied for further continuation of registration u/s 7 (3) of the Act upto 29.10.2026, alongwith the extension fee of ₹1,25,000/- which is found to be in order. The promoter has applied for grant of completion certificate before DTCP, Haryana on 19.03.2025 and the same has not yet been granted. Vide another letter dated 16.09.2025, the promoter has deposited the fee of ₹41,300/- for payment to be made to Local commissioner. Now, vide letter dated 18.09.2025, the promoter has requested for early hearing of the project since the delay is causing serious hardship as they are unable to withdraw the funds from the RERA Account for carrying out development work in the



project. The promoter is liable to pay late fee @ 50% of extension fee (₹ 62,500/-) as per resolution dated 07.08.2024.

4. The promoter on 01.10.2025 has deposited the late fee of ₹ 62,500/-. The Authority after consideration decides that registration certificate shall remain in force under Section 7(3) of the RERD Act, 2016 which shall be valid upto 29.10.2026. Certificate of continuation of registration be issued accordingly. Disposed of.



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.

STP

LA (Shyabham)


24/10/25