HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.
Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.
Telephone No: 0172-2584232, 2585232
E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in
Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 14.10.2026.

Item No. 335.08

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 u/S-6 granted upto 14.03.2025. Continuation of reg. u/S-7(3) for the second year granted upto 29.10.2025 and for the third year granted upto 29.10.2026.**

Temp ID: **RERA-PKI-1027-2022.**

1. Vide letter dated 03.08.2026, the promoter had applied for allowing continuation of registration under Section-7(3) of the RERD Act,2016 for one year – **from 29.10.2026 to 29.10.2027** and submitted online form. The Promoter has submitted the following:

   i. QPRs have been uploaded upto 30.06.2026.
   ii. Percentage of Development works at the time of last extension is 95.5 %.
   iii. Percentage of Development works as per Architect and Engineer Certificate is 97.5 %.
   iv. Percentage of Development works CA Certificate is 98.5%.
   v. Auditor and Public Notice fee amounting to ₹. 71,300/-.
   vi. Extension fee of one year –₹. 1,25,000/-.
   vii. Photographs of the Project

2. Calculation of Extension Fee:

   Registration fee of the Project = ₹. 2,43,985/-
   Extension fee for one year = ₹. 1,21,993/- is in order.

3. The Promoter had submitted that during the previous extension proceedings, the Hon'ble Authority had thoroughly examined the status of the project. M/s J. Mandal & Co.

was appointed as an auditor and the report submitted by the auditor was found to be in order. Thereafter, M/s Protech Consortium was appointed as Local Commissioner to inspect the project site. The report submitted by the LC was also found to be in order. At present, 98.5% of development works have been completed. The Promoter has already applied for completion certificate before the competent authority. Since, the Authority has already appointed an independent auditor and local commissioner and both reports have been found satisfactory, the Promoter requests to grant extension of one year to the project.

4. Upon perusal of records, it is noticed that vide letter dated 23.04.2025, M/s J Mandal & Co was appointed to conduct audit of the project and audit report submitted by the auditor was placed before the Authority on 16.07.2025 and after consideration, the Authority decided that registration certificate shall remain in force u/s 7(3) of the RERD Act, 2016 upto 29.10.2025. Later, M/s Protech consortium were appointed as local commissioner vide letter dated 21.08.2025 and report submitted by the local commissioner was placed before the Authority on 01.10.2025 and thereafter, the Authority decided that registration certificate shall remain in force under Section 7(3) of the RERD Act, 2016 upto 29.10.2026. Auditor and Public Notice fee amounting to Rs. 71,300/- has been paid by the promoter.

5. After examination of the application, following have been noticed:

i. Copy of valid license of the project not submitted.
ii. Copy of application submitted for grant of Completion Certificate to DTCP not submitted.
iii. Form Rep-V not submitted.

6. On 02.09.2026, the Authority directed the promoter to submit reply to the above-mentioned observations at least one week before the next date of hearing i.e.14.10.2026

7. No reply has been filed till date.

8. Today, after consideration, the Authority grants one more opportunity to promoter to comply with the observations dated 02.09.2026 at least one week before the next date of hearing.

9. Adjourned to **09.12.2026**

3009
4/11/26

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.