



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 06.05.2026.

Item No. 321.35

Submission of Completion Certificate.

Promoter: Godrej Properties Limited.

Project: "Godrej Retreat Symphony" on an area measuring 8.945 acres out of a total area of 9.318 Acres (excluding the commercial pocket of 0.373 Acres) in Sector-83, Faridabad.

Reg. No.: HRERA-PKL-FBD-215-2020 dated 08.10.2020 valid upto 30.09.2022.

Temp ID: RERA-PKL-864-2020.

1. Letter dated 29.09.2025 has been received from Godrej Properties Limited mentioning that the Completion Certificate has been issued by The Directorate of Town & Country Planning, Haryana vide their Office Memo No. LC-4024-JE(SK)/2024/1657 dated 20-01-2022. After perusal of records, it is found that:

- a. Authority granted Registration no. HRERA-PKL-FBD-215-2020 dated 08.10.2020 valid upto 30.09.2022 bearing Licence No. 113 of 2019 dated 11.09.2019 valid upto 10.09.2024.
- b. QPR uploaded upto 31st March 2022.
- c. No special conditions were imposed on the promoter while granting registration of the project.

2. On 12.11.2025, the Authority directed the promoter to file an affidavit, (at least one week prior to the next date of hearing), indicating the current status of the commercial area measuring 0.373 acres and the community building measuring 0.932 acres proposed in the project.



(V3)

3. On the last date of hearing i.e., 04.02.2026, neither anyone appeared nor any reply has been filed. The Authority directs the office to issue show cause under 63 of RERA Act, 2016 for not complying with the orders of the Authority.
4. In compliance of above, show cause u/s-63 of the RERA Act, 2016 dated 21.04.2026 was issued to the Promoter and which delivered via registered post on 24.04.2026 and was also sent via email which bounced back with the following remark "Your message to ho_rera@godrejproperties.com couldn't be delivered. The group ho_rera only accepts messages from people in its organisation or on its allowed senders list, and your email address isn't on the list".
5. Vide reply dated 27.01.2026, an affidavit (dated 19.01.2026) has been submitted by the Authorised Signatory of the Promoter namely Ms. Anupam Kohli wherein it is stated that commercial area measuring 0.373 acres does not form part of this residential project and belongs to Countrywide Promoters Private Limited, in terms of the agreement dated 13.07.2020 bearing registration no. 1436 registered in the office of sub-registrar Faridabad. It is also stated that community land measuring 0.932 acres has already been handed over to the DTCP, Haryana by way of registered Gift deed dated 17.11.2021 bearing registration no. 6610 registered in the office of Sub-Registrar Faridabad.
6. Vide letter dated 16.03.2026 in the above captioned project, the promoter has requested to update the email address of the above-mentioned project for all future communications and correspondence. The Promoter has informed that the email address provided at the time of registration of the projects is not in use and the promoter is unable to receive intimations regarding the matters listed for hearing before the Authority.

E-mail address at the time of registration	<u>ho_rera@godrejproperties.com</u>
New E-mail address	<u>coordination.nz1@godrejproperties.com</u>

7. In view of above, following deficiencies have been observed:
- Affidavit dated 19.01.2026 has been signed by the Authorised Signatory of the Promoter namely Ms. Anupam Kohli. Board Resolution in favour of Ms. Anupam Kohli be submitted.
 - Copy of agreement dated 10.07.2020 bearing registration no. 1395 registered in the office of sub-registrar Faridabad related to commercial area measuring 0.388 acres be submitted.
 - Copy of Gift deed dated 17.11.2021 bearing registration no. 6609 registered in the office of Sub-Registrar Faridabad related to community land measuring 0.97 acres be submitted.



- iv. The person who has signed the application for updation of email address cannot be identified. Board Resolution in favour the person who has signed the application for updation of email be submitted.
- v. Also, a Board Resolution for change of e-mail address of the above-mentioned projects be submitted.
- vi. Upon perusal of records, it is found that on 16.03.2026 the Promoter has also requested to update the same e-mail as mentioned above in the following projects - Godrej Retreat Orchard, Godrej Retreat Vista, Godrej Retreat Vibe, Godrej Retreat Aroma. Email address of all the projects cannot be same.
- vii. The Promoter has informed that the email address provided at the time of registration of the projects is not in use and the promoter is unable to receive intimations regarding the matters listed for hearing before the Authority. Whereas when the office tried to send show cause via e-mail to the promoter, following remark received "The group ho_rera only accepts messages from people in its organisation or on its allowed senders list, and your email address isn't on the list". Promoter should clarify the same.
8. The Promoter is directed to submit reply to the above-mentioned observations at least one week before the next date of hearing.
9. Adjourned to **22.07.2026**.



True copy

Secretary (Acting),
HRERA, Panchkula

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

LA/KAKUL

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26/5/26
STP

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26/5/26