



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 06.05.2026.

Item No. 321.36

Submission of Completion Certificate.

Promoter: Godrej Properties Limited.

Project: "GODREJ RETREAT AROMA" on an area measuring 9.318 acres out of a total area of 9.706 Acres (excluding the commercial pocket of 0.388 Acres) in Sector-83, Faridabad.

Reg. No.: HRERA-PKL-FBD-219-2020 dated 16.10.2020 valid upto 30.09.2022.

Temp ID: RERA-PKL-865-2020.

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-4001-JE(SK)/2022/36781 dated 08-12-2022 Copy enclosed. After perusal of case file it found that:

- a. Authority granted Registration no. HRERA-PKL-FBD-219-2020 dated 16.10.2020 valid upto 30.09.2022 bearing Licence No. 83 of 2019 dated 30.07.2019 valid upto 29.07.2024
- b. QPR uploaded upto 31st Dec, 2022.
- c. Completion Certificate has been submitted by the promoter after the lapse of the project.
- d. No special conditions were imposed on the promoter while granting registration of the project.

2. On 12.11.2025, no one appeared nor any reply has been filed. After consideration, the Authority hereby directs 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 0.388 acres and the community building measuring 0.97 acres proposed in the project.



(Y3)

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. Promoter should apply for extension from 30.09.2022 to 08.12.2022 (i.e. upto the date of grant of Completion Certificate).
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 28.01.2026, 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 0.388 acres does not form part of this residential project and belongs to Countrywide Promoters Private Limited, in terms of the agreement dated 10.07.2020 bearing registration no. 1395 registered in the office of sub-registrar Faridabad. It is also stated that community land measuring 0.97 acres has already been handed over to the DTCP, Haryana by way of registered Gift deed dated 17.11.2021 bearing registration no. 6609 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.nzl@godrejproperties.com</u>

7. Vide letter dated 06.04.2026, the promoter has informed that despite best efforts to obtain Completion Certificate in a timely manner, the combined impact of pandemic and delays at the of the competent authority resulted in deviation from the originally envisaged timelines. The Promoter referred to the resolution of the Authority dated 02.08.2021 (Item No. SPL-I) wherein the Authority granted special extension of three months from 01.04.2021 to 30.06.2021 due to second wave of COVID-19 as a force majeure event. The Promoter requested to grant extension upto Completion Certificate i.e., 08.12.2022 in view of resolution of the Authority dated 02.08.2021 (Item No. SPL-I).



8. In view of above, following deficiencies have been observed:

- i. 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.
- ii. 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.
- iii. 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 Symphony. Email address of all the projects cannot be same.
- vii. Letter dated 16.04.2026 has been signed by Sh. Gaurav Gupta. Board Resolution in favour the person who has signed the application be submitted.
- viii. 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.

9. The Promoter is directed to submit reply to the above-mentioned observations at least one week before the next date of hearing. The Promoter is also directed to submit a separate online application along with REP-V and requisite fee for seeking extension under the Real Estate (Regulation & Development) Act, 2016.

10. 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

[Signature]

26/5/26

STP

[Signature]