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 16.09.2026.

Item No. 332.42

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. Vide letter dated 29.09.2025, the promoter had submitted a copy of Completion Certificate issued by the Directorate of Town & Country Planning, Haryana vide their Office Memo No. LC-4001-JE(SK)/2022/36781 dated 08-12-2022. After perusal of the file, following has been found:

   i. 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
   ii. QPR uploaded upto 31st Dec, 2022.
   iii. Completion Certificate has been submitted by the promoter after the lapse of the project.
   iv. No special conditions were imposed on the promoter while granting registration of the project.

2. Matter was listed for hearing on 12.11.2025. However, on the said date neither anyone appeared nor any reply filed. After consideration, 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 0.388 acres and the community building measuring 0.97 acres proposed in the project.

3. On 04.02.2026, neither anyone appeared nor any reply filed. The Authority directed 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, which was 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 Mr. 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, the promoter has requested to update the email address of the above-mentioned projects 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	ho_rera@godrejproperties.com
New E-mail address	coordination.nz1@godrejproperties.com

7. Vide letter dated 06.04.2026, the promoter has informed that despite best efforts to obtain Completion Certificate in a timely manner from the competent authority and pandemic 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

Haryana Real Estate Regulatory Authority Panchkula

Completion Certificate, i.e., 08.12.2022 in view of resolution of the Authority dated 02.08.2021 (Item No. SPL-I).

8. On 06.05.2026, the promoter was directed to submit reply to the following observations:

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 of 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. Promoter was directed to submit reply to the above-mentioned observations at least one week before the next date of hearing. The Promoter was 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. On 22.07.2026, the office informed that a reply dated 21.07.2026 had been received from the Promoter. The Authority directed the office to examine the reply and place the same on the next date of hearing.

11. Vide reply dated 21.07.2026, following had been submitted by the promoter:

i. As regards (i) and (iv) and (vii), Board Resolution has been submitted which relates to the project "The Retreat", the resolution does not relate to this project.
ii. As regards, (ii) and (iii), copy of agreement dated 10.07.2020 and copy of Gift deed dated 17.11.2021.

Haryana Real Estate Regulatory Authority Panchkula

iii. As regards, (vi) and (viii), the promoter submitted that a common email address for all the projects has been requested for ease of compliance and avoiding communication to be received by the Authority.

iv. As regards, observation at serial no. (v), board resolution regarding updation of email address of the projects has not been submitted.

v. It is requested to grant permission to not file any separate application along with REP-V and requisite fee for seeking extension of the project as the promoter is seeking "Covid Extension" which already granted by the Authority to various developers as per covid notifications issued by the office.

12. Today, the Authority observes that observations at serial no. (i), (iv), (v) and (vii) as mentioned in para-8 above have not been complied. The request of the promoter to update email address will be considered after compliance of the said observations.

The request of the promoter to allow not to file separate application along with REP-V and requisite fee for seeking covid extension of the project is considered. Acceding the request of the promoter, the Authority decides to grant extension in view of Office Order dated 26.05.2020 and Resolution passed by the Authority on 02.08.2022 (vide Item No. SPL-I) as a force majeure event due to Covid-19. The extension is granted upto 08.12.2022 (i.e. upto date of grant of Completion Certificate).

13. The Promoter is directed to comply with the observations at serial no. (i), (iv), (v) and (vii) one week before the next date of hearing.

14. Adjourned to **11.11.2026.**

True copy

Haryana Real Estate Regulatory Authority PANCHKULA
Despatche No 2770
Date 14-10-26

Secretary (Acting),
HRERA, Panchkula

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

CA (Kakul)
14/10

14/10/26

4/4