



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 16.09.2026.

Item No. 332.43

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 had 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:

- i. 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.
- ii. QPR uploaded upto 31st March 2022.
- iii. 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 0.373 acres and the community building measuring 0.932 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.

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 27.01.2026, 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 0.373 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, 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.nzl@godrejproperties.com

7. On 06.05.2026, the promoter was directed to submit reply to the below mentioned observations:

- 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.



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- 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 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. On 22.07.2026, neither anyone appeared nor any reply filed. The Authority granted one last opportunity to the promoter to submit a reply one week before the next date of hearing.
9. Vide reply dated 21.07.2026, following has been submitted by the promoter:
- i. As regards (i) and (iv), 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.
 - iii. As regards, (vi) and (vii), the promoter submitted that a common email address for all the project 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.
10. Today, the Authority observes that observations at serial no. (i), (iv) and (v) as mentioned in para -7 above have not been compiled. The request of the promoter to update email address will be considered after compliance of the said observations. The Promoter is directed to comply with the said observations one week before the next date of hearing.
11. Adjourned to 11.11.2026.



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.

W (Rakul)
Koh
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