



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 13.08.2025.

**Item No. 296.31**

**Request for issuance for No Objection Certificate (NOC) for withdrawal of funds from 70% RERA Account.**

**Promoter:** Trident Hills Private Limited.

**Project:** "Trident Hills 1" an Integrated Residential Plotted – cum- Group Housing Colony under NILP – 2022 to be developed on land measuring 71.281 Acres situated in the revenue estate of Islam Nagar, Sector – 3,4 and 4A, Pinjore Kalka Urban Complex, Distt. Pnachkula.

**Reg. No.:** HRERA-PKL-HSR-355-2022 dated 30.09.2022 valid up to 17.08.2027.

**Temp ID:** RERA-PKL-1131-2022.

**Present:** Sh. Divaker, DGM Project Monitoring and Sh. Ankit ,DGM Finance

1. Vide letter dated 27.05.2025, promoter submitted that Trident Hills Private Limited has fulfilled the compliance under Rule 24,26,27 and 28 of the Haryana Development & Regulation of the Urban Regulation of Urban Area Rules,1976 as directed by Director, Town & Country Planning, Haryana. The Promoter confirmed that there is no outstanding EDC and SIDC in respect of the Project. A confirmation showing that EDC has been paid is duly acknowledged in the completion certificate of the plots in the project. The Promoter mentioned that the Director, Town & Country Planning, Haryana issued the Policy dated 16.11.2022 for Standard Procedure regarding issuance of Occupation Certificate under Self Certification for residential houses on Individual Plots, falling in the licensed residential colonies in Haryana.



2. As per Resolution Plan approved on 06.01.2020, the promoter has fulfilled the condition No. 6.3 and offered the possession to IREO allottees on 29.01.2025. The Promoter submit that the area has been duly registered measuring 60.69 acres in RERA and in compliance of condition (iii) of RERA Registration, promoter has been granted Part Completion of the registered area.


Promoter requested to issue the NOC to withdraw funds 70% RERA Account no. 252525776600 and also submitted that submission of Quarterly Progress Report (QPR) is no longer required under Section 11 of Real Estate (Regulation and Development) Act, 2016 read with Rule 14(1) (d) of Haryana Real Estate (Regulation and Development) Rules 2017 of Real Estate (Regulation and Development) Act, 2016. However, the promoter has submitted the letter for issuance of partial completion certificate in respect of 62.64 acres out of the total licenced area of 71.281 acres. In accordance, the promoter shall not be entitled to withdraw any funds from the 70% Escrow Account until the requisite completion certificate has been duly obtained.

3. Today, Sh. Divaker, DGM Project Monitoring and Sh. Ankit, DGM Finance appeared on behalf of the promoter and requested for issuance for No Objection Certificate (NOC) for withdrawal of funds from 70% RERA Account.

4. After consideration, Authority rejected the request in pursuant to the Newtech Judgement which stipulates that compliances are to be made till the grant of completion certificate. Disposed of.



True copy

  
Executive Director,  
HRERA, Panchkula

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

STP

LA (Tushar)  
