HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. 974 of 2021

HRERA, Panchkula ...COMPLAINANT

VERSUS

Trishul Dream Homes. ....RESPONDENT

CORAM:	**Parneet S Sachdev**	**Chairman**
	Nadim Akhtar	**Member**
	Dr. Geeta Rathee Singh	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 09.07.2025

Hearing: 13th

Present: None on behalf of respondent.

ORDER (PARNEET S SACHDEV -CHAIRMAN)

This Suo-motu complaint has been registered for taking cognizance of pending construction work of the project "Trishul Dream Homes" situated in Sector-84, Faridabad. On 26.10.2021 Adv. Vivek Sethi marked his presence through video conferencing and accepted notice.

2. The office record reveals that the project has been registered vide Registration No. 358 of 2017 dated 17.11.2017 valid upto 24.06.2019.The promoter has deposited the extension fee for two extensions, however, application for extensions have not been filed till date. The Authority in a suo motu complaint no. 1060 of 2020 has already passed orders for audit of the said project. Thereafter, Authority vide orders dated 16.01.2023 in present complaint, decided to appoint a Local Commissioner to report progress of the project since its registration.

3. In compliance of the above orders, Protech Consortium was appointed as Local Commissioner vide letter dated 01.08.2023 who submitted its report on 15.09.2023 stating that existing condition of the project: Approach to the gate of project was an earthen path departing from Faridabad Kheri Kalan road. The main gate was closed and jammed visibly due to non-operation for long. Two notices were pasted on the iron sheet gate, one from the Buyers's Association and other by DG,TCP. One notice stated that a case is pending against Trishul Dreams Homes Ltd. in NCLT and other was suggesting not to purchase any property in the project as the Department of Town and Country Planning has cancelled the license of the promoter. There was no construction activity, visibly for quite long period of time. Idle batching plant for preparing concrete was visible over the fence/wall. There appeared to be only one tower partly constructed mounted with a crane which was used during its construction. As there was no way to enter the campus existence of

other towers, if any, could not be ascertained. No persons were available for local inquiry.

4. On 26.09.2023, it was decided to know the status of the license from the Town & Country Planning Department. Letter dated 04.01.2024 was sent to Town and Country Planning Department to obtain the status of license. However, no reply has been received from the Department.

5. On 14.08.2024, the office was directed to issue a reminder. On 02.04.2025, Authority observed that reminder dated 18.03.2025 has been issued. The Authority decides to adjourn the matter to next date awaiting reply from the Department.

6. Vide reply dated 29.08.2024, DTCP has informed that the developer has committed various violations of the provisions of 1975 Act and rules, and the license stand cancelled vide order dated 30.09.2022. Company i.e. Trishul dream homes Ltd. is under Insolvency proceedings and Hon'ble NCLT has passed orders dated 16.06.2023 in case titled as Capriso Finance Ltd. & Others v. Trishul Dream Homes Ltd.

7. The Authority directs the respondent to apprise the court about the latest NCLT proceedings. Adjourned to **08.10.2025**.

Chander Shekhar	Dr. Geeta Rathee Singh	Nadim Akhtar	Parneet S Sachdev
Member	Member	Member	Chairman