



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (SUO MOTU) 974 of 2021

HRERA, Panchkula

.... COMPLAINANT(S)

VERSUS

Trishul Dream Homes Ltd.

..... RESPONDENT(S)

Coram:

Parneet S Sachdev

Chairman

Nadim Akhtar

Member

Dr. Geeta Rathee Singh

Member

Chander Shekhar

Member

Date of Hearing: 08.10.2025

Hearing No: 14th

Present: Adv. Tarun Ranga.

Order: Parneet S Sachdev (Chairman)

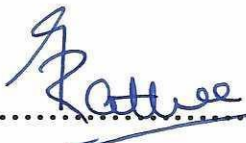
1. This Suo-motu complaint has been registered for taking cognizance of pending construction work of the project "Trishul Dream Homes" situated in Sector-84, Faridabad. On 26.10.2021, Adv. Vivek Sethi marked his presence through video conferencing and accepted notice.
2. The office record reveals that the project has been registered vide Registration No. 358 of 2017 dated 17.11.2017 valid upto 24.06.2019. The

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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.

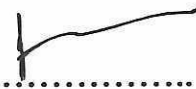
5. On 14.08.2024, the office was directed to issue a reminder. On 02.04.2025, Authority observed that reminder dated 18.03.2025 has been issued. The Authority decides to adjourn the matter to next date awaiting reply from the Department.
6. Vide reply dated 29.08.2024, DTCP has informed that the developer 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. On 09.07.2025, the Authority directed the respondent to apprise the court about the latest NCLT proceedings.
8. Today, Adv. Tarun Ranga appeared on behalf of the promoter and requested for a short date for complying with the directions of the Authority vide order dated 09.07.2025. The counsel also informed that M/s Vashisth Builders and Engineers Limited (Holding Company) and M/s Vashisth Estates Ltd. (Subsidiary Company) have been approved as a Successful Resolution Applicant. Therefore, the Authority directs the respondent to comply with the orders dated 09.07.2025 and also apprise the Authority regarding approval of M/s Vashisth Builders and Engineers Limited (Holding Company) and M/s Vashisth Estates Ltd. (Subsidiary Company) as a Successful Resolution Applicant, one week prior to the next date of hearing.
9. Adjourned to 14.01.2026

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Chander Shekhar Dr. Geeta Rathee Singh

Member

Member

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Nadim Akhtar Parneet S Sachdev

Member

Chairman