HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

COMPLAINT NO. (SUO MOTU) 1060 of 2020

HRERA, Panchkula

.... COMPLAINANT(S)

VERSUS

Trishul Dream Homes Ltd.

..... RESPONDENT(S)

Coram:	**Parneet S Sachdev**	**Chairman**
	Nadim Akhtar	**Member**
	Chander Shekhar	**Member**

Date of Hearing: **14.01.2026**

Hearing No: **22nd**

Present: Adv. Tarun Ranga.

Order: Parneet S Sachdev (Chairman)

1. This suo motu complaint was registered against the respondent-promoter for neither applying for further extension of registration of the project pursuant to Section-6 of the RERA Act, 2016 nor submitting information/documents showing the completion of the project -a group housing colony on land measuring 5 acres registered vide Registration No. 358 of 2017 dated 17.11.2017 which was valid up to 24.06.2019.
2. The respondent has not filed application for extension of registration for the years 2019-2020 and 2020-2021. However, respondent has deposited registration fee applicable for both the year.

3. When the matter was heard on 13.03.2023, Authority observed and directed that in complaint no. 974 of 2021(relating to the same project) Local Commissioner has been appointed, so in present case also it was directed that Local Commissioner be appointed to report the progress of the project.

4. Authority vide letter dated 01.08.2023 decided to appoint M/s Protech Consortium as Local Commissioner to report the progress in the project. The Local Commissioner, M/s Protech Consortium submitted the site report vide letter dated 15.09.2023 stating the 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, visible 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.

5. On 24.01.2024, it was observed that in view of report submitted by Local Commissioner, it is important to determine the status of license from the Town and Country Planning Department before any further action can be initiated. Therefore, office was directed to obtain the status of the license from the Town and Country Planning Department.

6. Letter dated 30.07.2024 was sent to Town and Country Planning Department to obtain the status of license. However, no reply was received from the Department.
7. On 14.08.2024, the office was directed to issue a reminder to Town and Country Planning Department.
8. On 02.04.2025, Authority observed that reminder dated 18.03.2025 has been issued. The Authority decided to adjourn the matter to 09.07.2025 awaiting reply from the Department.
9. Vide reply dated 29.08.2024, DTCP has informed that the developer 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.
10. On 09.07.2025, the Authority directed the respondent to apprise the court about the latest NCLT proceedings.
11. On the last date of hearing, i.e. 08.10.2025, Adv. Tarun Ranga appeared on behalf of the promoter and requested for a short date for complying with the directions of the Authority. 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 directed the respondent to comply with the orders dated 09.07.2025 and also apprise the Authority regarding the 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.

12. Today, Adv. Tarun Ranga appeared on behalf of the promoter and submitted that they had filed a reply on 13.01.2026 and requested for closure/disposal of proceedings in view of approval of Resolution Plan dated 08.08.2025. After consideration, the Authority rejected the request of the counsel for closure/disposal of proceedings and directed the promoter to file an application for extension of registration for the years 2019-2020 and 2020-2021.

13. Adjourned to 01.04.2026

Chander Shekhar Member	Nadim Akhtar Member	Parneet S Sachdev Chairman