



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Certificate of supplementary registration

Registration Certificate No HRERA-PKL-PKL-355-2022 dated 30.09.2022 valid upto
17.08.2027

Project: "Trident Hills 1" an integrated residential plotted cum group housing colony (under NILP policy 2022) on additional land measuring 2.14583 acres (in addition to license no 124 of 2022 dated 18.08.2022 measuring 71.28 acres) alongwith 4.18750 acres land exchanged with HSVP and 1.8625 acres UD area (now determined), totalling 8.19583 acres situated in the revenue estate of village Islamnagar, Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District Panchkula.

Promoter: Trident Hills Pvt. Ltd., 310, Prakashdeep Building, 7 Tolstoy Marg, New Delhi, 110001.

The application for registration of additional area measuring 8.19583 acres was approved through circulation on 04.06.2026 wherein the Authority decided to grant supplementary registration for this additional area. Revised proforma A to H, REP II, revised layout plan, revised zoning plan and payment plan are annexed herewith. Following special conditions are being imposed upon the promoter: -

- I. The promoter shall maintain the same 100% Master Account, 70% Escrow Account and 30% Free Account which was opened at the time of earlier registration no HRERA-PKL-PKL-355-2022 dated 30.09.2022 valid upto 17.08.2027. The Promoter is directed to issue a public notice of size (3 x 3 inches) (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- II. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- III. Promoter shall submit duly approved building plans in respect of commercial pockets measuring 19870.19 sq. mtrs. to the Authority along with deficit fee, if any,

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- within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- IV. Promoter shall submit a copy of revised service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- V. Promoter shall also submit a copy of revised NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- VI. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- VII. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
- VIII. That the promoter shall comply with the provisions of section 4(2)(I)(D) of RERA Act, 2016 which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in Form REP I.
- IX. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter, however can be sold by the Landowner/Licencees. Before disposing of these plots, a joint undertaking affirming the division of plots to each individual shall be submitted within a period of 90 days from the issuance of registration certificate:

Sr. No.	Unit No.	Total area (in sq. yards)
1.	HVB-108	275.67
2.	HVB-109	247.57
3.	HVB-110	247.57
4.	HVB-001B	495.62
5.	HVB-001C	495.62
6.	HVB-001D	495.62
7.	HVB-021A	495.62
8.	HVB-021B	495.62
9.	HVB-021C	495.62
	TOTAL	3744.53

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- X. That as per collaboration agreement, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement subsequently.
- XI. That both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules and Regulations made thereunder.

This Supplementary Registration shall be part and parcel of the Registration No. HRERA-PKL-PKL-355-2022 dated 30.09.2022 issued by the Authority. Rest of the terms and conditions of the said certificate shall remain unchanged.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Parneet S Sachdev
Chairman

**HRERA
Panchkula**

**Temp Project Id :
Submission Date :
Applicant Type : Company
Project Type:**

Forwarding letter and Index

From

To

The Haryana Real Estate
Regulatory Authority,
Panchkula.

Sir,

Enclosed is an application for registration of real estate project named

.....

located at

All parts REP-I-A to REP-I-H duly filed up, along with Annexures are submitted herewith for consideration of the Authority. Index of all the documents is as follows:

Index

Sr.No.	Forms		Folders	
	Form No.	Pages	Number	Pages
1	REP-I-Part-A		A	
2	REP-I-Part-B		B	
3	REP-I-Part-C		C	
4	REP-I-Part-D		D	
5	REP-I-Part-E		E	
6	REP-I-Part-F		F	
7	REP-I-Part-G		G	
8	REP-I-Part-H		H	

Dated:_____

Signature of the Applicant
Mobile No. _____
Email ID _____

FORM REP-I

Part - A

1. Name and registered address of the company

TRIDENT HILLS PRIVATE LIMITED

(Annex a copy in Folder A)

**16TH FLOOR DLF SQUARE
DLF PHASE II JACARANDA
MARG GURUGRAM 122002
HARYANA**

Phone(Landline)

01141846000

Phone(Mobile)

7428791434 (Number Shared by Promoter in Public)

Email ID

sanction@tridentrealty.co.in

Website

<https://tridenthills.in>

Pan No.

(Annex a copy in Folder A)

XXXX739H

CIN No.

(Annex a copy in Folder A)

U45200DL2007PTC160318

2. Managing Director/HOD/CEO:

Name : **NA**

Residential Address : **NA**

Phone (landline) **01244999999**

Phone (Mobile) **9999999999** (Number Shared by Promoter in Public)

Email ID **aa@gmail.com**

PAN No. **XXXXXXXX**

(Annex a copy in Folder A)



3. Director 1:

Name : **GAURAV KUMAR**

Residential Address : **A56 Near Shopprix Mall Sector 72
Noida Gautam Buddha Nagar UP 201301**



Phone (landline) **01244568000**

Phone (Mobile) **9010052289** (Number Shared by Promoter in Public)

Email ID **gaurav.kumar@tridentrealty.co.in**

PAN No. **XXXX955N**
(Annex a copy in Folder A)

4. Director 2:



Name : **KAVINDER CHAUDHARY**

Residential Address : **R8 5Raj Nagar Gaziabad UP201002**

Phone (landline) **01244568000**

Phone (Mobile) **9971066044** (Number Shared by Promoter in Public)

Email ID **kavinder.chaudhary@tridentrealty.co.in**

PAN No. **XXXX415P**
(Annex a copy in Folder A)

5. Authorised representative for
correspondance with Authority:



Name : **KANWAL PREET SINGH BABBER**

Residential Address : **H.No. 1172 Aryan Enclave Sec 51B
Chandigarh 160047**

Phone (landline) **01244568000**

Phone (Mobile) **9814004700** (Number Shared by Promoter in Public)

Email ID **kanwal.babber@tridentrealty.co.in**

PAN No. **XXXX333R**
(Annex a copy in Folder A)

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant/
authorised representative**
Stamp _____
Date _____

FORM REP-I

Part - A

Location and Address of the project:

1. Name of the project	TRIDENT HILLS 1
2. Address of the site of the project (Annex a copy in Folder A)	SECTORS 3, 4, AND 4A, PINJORE KALKA URBAN COMPLEX, DISTRICT PANCHKULA, HARYANA
Tehsil	KALKA
District	PANCHKULA
3. Contact details of the site office of the project:	
Phone(Landline)	01733350031
Phone(Mobile)	9958658899 (Number Shared by Promoter in Public)
Email	sanction@tridentrealty.co.in
4. Contact person at the site office:	
Name	BHUPINDER SINGH
Phone(Landline)	01733350031
Phone(Mobile)	9958658899 (Number Shared by Promoter in Public)
Email	bhupinder.singh@tridentrealty.co.in

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant /
Authorised Representative
Stamp _____
Date _____

FORM REP-I

Part - A

Fee Details

As per sub-rule(2) of rule 3 of the Haryana Real Estate (Regulation and Development) Rules,2017,
the fee for registration of the project as has been calculated as follows:

2. The aforesaid fees is hereby deposited vide following Drafts/ Banker's Cheques:-

Sr No.	Draft/Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	10603	27-04-2026	510000	INDUSIND BANK	HRERA Panchkula
2	Transfer through Online	28.05.26	25,500	INDUSIND BANK	HRERA Panchkula

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant

Mobile no. _____

Email ID _____

FORM REP-I

Part - B

Information relating to the project land and license:

1. Land area of the project	68.89308 (Acre)
2. Permissible FAR	1.25
3. FAR proposed to be utilized in the project	1.25
4. Total licensed area, if the land area of the present project is a part thereof	77.61458 (Acre)
5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies (Annex copy in folder B)	Licence No. 61 of 2026 dated 07.04.2026 for the setting up of a residential colony (under NILP Policy-2022) over an additional area measuring 2.14583 acres, in addition to the existing Licence No. 124 of 2022 dated 18.08.2022 measuring 71.28125 acres, with an Exchange of 0.41667 acres of licensed land for 4.46417 acres of HSVP land, thereby making the total area 77.61458 acres
6. Is the applicant owner-licensee of the land for which the registration is being sought.	No
Licensee 1:	Name SH. MEHAR SINGH, SH. JASPAL SINGH, SH. HARPAL SINGH AND SH. KULDEEP SINGH. Address VILLAGE BHAGWANPUR, TEHSIL KALKA, DISTRICT PANCHKULA
Licensee 2:	Name SWAPAN GHAR PROPBULD PVT LTD Address 16TH FLOOR DLF SQUARE JACARANDA MARG DLF CITY PHASE II DLF QE GURGAON 122002 HARYANA
Licensee 3:	Name VELD PROPBULD PVT LTD Address 16TH FLOOR DLF SQUARE JACARANDA MARG DLF CITY PHASE II

			DLF QE GURGAON 122002 HARYANA
Licensee 4:	Name LTD	IRIS PROPBUILD PVT	Address 16TH FLOOR DLF SQUARE JACARANDA MARG DLF CITY PHASE II DLF QE GURGAON 122002 HARYANA
Licensee 5:	Name LTD	ERA PROPBULD PVT	Address 16TH FLOOR DLF SQUARE JACARANDA MARG DLF CITY PHASE II DLF QE GURGAON 122002 HARYANA
Licensee 6:	Name LTD	MAGMA CONBUILD PVT	Address 16TH FLOOR DLF SQUARE JACARANDA MARG DLF CITY PHASE II DLF QE GURGAON 122002 HARYANA
Licensee 7:	Name PVT LTD	PRONG PROPBULD	Address 16TH FLOOR DLF SQUARE JACARANDA MARG DLF CITY PHASE II DLF QE GURGAON 122002 HARYANA
Licensee 8:	Name PVT LTD	MAGNOLIA PROPBUILD	Address 16TH FLOOR DLF SQUARE JACARANDA MARG DLF CITY PHASE II DLF QE GURGAON 122002 HARYANA
Licensee 9:	Name PVT LTD	ASCENT TOWNSHIP	Address 16TH FLOOR DLF SQUARE JACARANDA MARG DLF CITY PHASE II DLF QE GURGAON 122002 HARYANA
Licensee 10:	Name PROPBUILD PVT LTD	SOUL MATES	Address 16TH FLOOR DLF SQUARE JACARANDA MARG DLF CITY PHASE II DLF QE GURGAON 122002 HARYANA
Licensee 11:	Name ANAND	SMT SIMRAN W/O SH.	Address H. NO.100, SECTOR- 2,PANCHKULA

7. If the answer to the above is 'No'

i. In what legal capacity the applicant is applying for registration

(Annex copy of all the relevant documents Including collaboration agreements and Power of Attorney etc. in folder B)

**Annexure-B- ANNEXURE-B-
COLLABORATION AGREEMENT &
GPA ATTACHED**

ii. If the applicant is applying by virtue of Collaboration agreement or Power of Attorney:

- Was the agreement/Power of Attorney made before or after grant of licence. **(State facts in brief or Annex in folder B)**

**YES COLLABORATION
AGREEMENT & GPA EXECUTED
BEFORE THE GRANT OF
LICENCE**

iii. Are agreements and Power of Attorney registered with the Registrar

Yes

iv. Provide a summary of various collaboration Agreements highlighting important clauses of the agreements. **(Annex in folder B)**

AGREEMENT ATTACHED

v. Has ownership of the land changed after grant of license **(Annex details in folder B)**

No

vi. Has the fact of the project land being licensed and bonded for setting up of a colony been informed to the Revenue Department for entry in the record of ownership **(Annex details in folder B)**

Yes

vi. Will applicant himself be marketing the project **(Provide details in folder B)**

Yes

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant /
Authorised Representative
Stamp _____
Date _____**

FORM REP-I**Part - C****Project Details:**

1. Estimated cost of the project: (Annex a copy of the project in Folder C)	45701.93 Lakhs
i. Cost of the land (if included in the estimated cost)	7779.76 Lakhs
ii. Estimated cost of construction of apartments	0 Lakhs
iii. Estimated cost of infrastructure and other structures	21490.60 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	16431.58 Lakhs

2. The total land of the project measuring **68.89308 Acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	35.37
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	24.68
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	6.14
6	GREEN BELTS	0
7	VEHICLE PARKINGS	0
8	ELECTRICITY SUB-STATION	0.77
9	CLUB HOUSE	0

10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0.28
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0
12	ANY OTHER	1.65308
	Total	68.89308

3. Approvals/ NOCs from various agencies for connecting external services.

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
ROADS	TO BE APPROVED FROM HSVP	No
WATER SUPPLY	TO BE APPROVED FROM HSVP	No
ELECTRICITY	TO BE APPROVED FROM UHBVN	No
SEWAGE DISPOSAL	TO BE APPROVED FROM HSVP	No
STORM WATER DRAINAGE	TO BE APPROVED FROM HSVP	No

4. Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:

Sr. No.	Name of the facility	Estimated cost (In Lakhs) (Within the project area only)	Remarks: Yet to be prepared / Submitted to HUDA, Town & Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)
1	INTERNAL ROADS AND PAVEMENTS	2920.8	YET TO BE PREPARED
2	WATER SUPPLY SYSTEM	568.43	YET TO BE PREPARED
3	STORM WATER DRAINAGE	1286.23	YET TO BE PREPARED
4	ELECTRICITY SUPPLY SYSTEM	2670.91	YET TO BE PREPARED
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	1072.43	YET TO BE PREPARED
6	STREET LIGHTING	712.80	YET TO BE PREPARED
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	793.07	YET TO BE PREPARED
9	CLUB HOUSE/COMMUNITY CENTRE	793.07	YET TO BE PREPARED
10	SHOPPING AREA	0	YET TO BE PREPARED
11	RENEWABLE ENERGY SYSTEM	0	YET TO BE PREPARED
12	SCHOOL	0	YET TO BE PREPARED
13	HOSPITAL/DISPENSARY		YET TO BE PREPARED
14	ANY OTHER	10672.86	YET TO BE PREPARED

5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed.

07-04-2026 (date)
6. Date of approval of Building Plans

NA (date)

7. New projects:

i) Likely date of starting the construction work	01-10-2022
ii) Likely date of completing the project	17-08-2027
iii) Sizes of the plots to be offered in the project	

Sr No	Plot/apartment type	Size of the plot/carpet area of the apartments	Total number of plots/apartments in the project	Total size of the plots/carpet area of the apartments	Plots/apartments booked/sold upto the date of application	Yet to be sold/ booked	N o of towers to be/ being constructed for booked apartment ts
1	PLOT Type FVAS1	520.90	1	520.9	0	1	0
2	PLOT Type FVAS2	468.31	1	468.31	1	0	0
3	PLOT Type FVAS3	475.38	1	475.38	1	0	0
4	PLOT Type FVAS4	482.45	1	482.45	1	0	0
5	PLOT Type FVAS5	489.44	1	489.44	1	0	0
6	PLOT Type FVAS6	496.43	1	496.43	1	0	0
7	PLOT Type FVAS7	503.42	1	503.42	1	0	0
8	PLOT Type FVAS8	639.81	1	639.81	1	0	0
9	PLOT Type FVAS9	474.60	1	474.6	0	1	0
10	PLOT Type FVD	420.0	16	6720.0	16	0	0
11	PLOT Type FVAS10	462.45	1	462.45	0	1	0
12	PLOT Type FVD	420.0	13	5460.0	13	0	0
13	PLOT Type FVAS11	465.30	1	465.3	1	0	0

14	PLOT Type FVAS12	391.65	1	391.65	1	0	0
15	PLOT Type FVD	390.0	1	390.0	1	0	0
16	PLOT Type FVD	420.0	10	4200.0	10	0	0
17	PLOT Type FVAS13	439.95	1	439.95	1	0	0
18	PLOT Type FVAS14	483.30	1	483.3	1	0	0
19	PLOT Type FVD 2	387.0	5	1935.0	4	1	0
20	PLOT Type FVC	294.30	10	2943.0	9	1	0
21	PLOT Type FVC	307.53	1	307.53	1	0	0
22	PLOT Type FVA1 B	148.90	1	148.90	1	0	0
23	PLOT Type FVA	1 24.96	14	1 749.44	14	0	0
24	PLOT Type FVA2A	91. 59	1	91. 59	0	1	0
25	PLOT Type FVA2	1 1 3.60	1	1 1 3.6	1	0	0
26	PLOT Type FVA	1 24.96	7	874.72	7	0	0
27	PLOT Type FVA1 A	1 26.75	1	1 26.75	1	0	0
28	PLOT Type FVA1	1 30.24	11	1 432.64	11	0	0
29	PLOT Type FVE 7	841. 14	1	841. 14	1	0	0

30	PLOT Type FVE 1 0	836.17	1	836.17	0	1	0
31	PLOT Type FVE 9	890.10	1	890.1	0	1	0
32	PLOT Type FVE 8	947.70	1	947.7	0	1	0
33	PLOT Type FVB	170.10	2	340.2	0	2	0
34	PLOT Type FVBA	195.09	1	195.09	0	1	0
35	PLOT Type FVB	210.0	6	1 260.0	0	6	0
36	PLOT Type FVB 1	283.92	1	283.92	0	1	0
37	PLOT Type FVB	210.0	1	210.0	0	1	0
38	PLOT Type FVB	210.0	8	1 680.0	0	8	0
39	PLOT Type FVBA	195.09	1	195.09	0	1	0
40	PLOT Type FVB	210.0	2	420.0	0	2	0
41	PLOT Type FVOS1	251.88	1	251.88	0	1	0
42	PLOT Type FVOS2	276.18	1	276.18	0	1	0
43	PLOT Type FVOS3	300.54	1	300.54	0	1	0
44	PLOT Type FVOS4	324.84	1	324.84	0	1	0
45	PLOT Type FVOS5	349.14	1	349.14	0	1	0

46	PLOT Type FVOS6	373.50	1	373.5	0	1	0
47	PLOT Type FVOS7	397.80	1	397.8	0	1	0
48	PLOT Type FVB	210.0	7	1 470.0	0	7	0
49	PLOT Type FVOS8	190.80	1	1 90.80	0	1	0
50	PLOT Type FVOS9	173.65	1	173.65	0	1	0
51	PLOT Type FVOS10	195.04	1	195.04	0	1	0
52	PLOT Type FVB	210.0	5	1 050.0	0	5	0
53	PLOT Type H VBB 4	207.0	1	207.0	0	1	0
54	PLOT Type H VBB 4	207.0	2	414.0	0	2	0
55	PLOT Type HVBDS9	178.02	1	178.02	0	1	0
56	PLOT Type HVBDS8	230.49	1	230.49	0	1	0
57	PLOT Type H VBB 4	207.0	2	414.0	0	2	0
58	PLOT Type H VBB 4	207.0	2	414.0	0	2	0
59	PLOT Type HVBDS7	254.09	1	254.09	0	1	0
60	PLOT Type HVBCN	330.40	1	330.40	0	1	0
61	PLOT Type	414.40	1	414.40	0	1	0

	H VBC						
62	PLOT Type H VBC	414.40	2	828.8	0	2	0
63	PLOT Type H VBC	414.40	3	1243.2	0	3	0
64	PLOT Type H VBC 2	259.35	4	1037.4	0	4	0
65	PLOT Type H VBB 1	239.40	4	957.6	0	4	0
66	PLOT Type H VBB 2	234.15	1	234.15	0	1	0
67	PLOT Type H VBB 3	223.23	1	223.23	0	1	0
68	PLOT Type H VBB 4	220.50	3	661.5	0	3	0
69	PLOT Type FVD 1	0	0	0	0	0	0
70	PLOT Type FVD 1	0	0	0	0	0	0
71	PLOT Type FVE	835.36	5	4176.8	4	1	0
72	PLOT Type FVE 6	870.77	1	870.77	1	0	0
73	PLOT Type FVE	835.36	4	3341.44	3	1	0
74	PLOT Type FVE 5	827.13	1	827.13	0	1	0
75	PLOT Type FVE 4	935.16	1	935.16	0	1	0
76	PLOT Type FVE 3	781.08	1	781.08	0	1	0

77	PLOT Type FVE 2	787.70	1	787.70	0	1	0
78	PLOT Type FVE 1	817.79	1	817.79	0	1	0
79	PLOT Type FVB	210.0	7	1470.0	7	0	0
80	PLOT Type FVB	210.0	20	4200.0	20	0	0
81	PLOT Type FVB 1	283.92	1	283.92	1	0	0
82	PLOT Type FVB	210.0	12	2520.0	12	0	0
83	PLOT Type FVB	210.0	5	1050.0	5	0	0
84	PLOT Type FVB	170.10	2	340.20	1	1	0
85	PLOT Type FVC 1	294.0	3	882	3	0	0
86	PLOT Type FVC1 A	283.50	1	283.5	1	0	0
87	PLOT Type FVB	210.0	3	630.0	3	0	0
88	PLOT Type FVBS1	276.26	1	276.26	1	0	0
89	PLOT Type FVBS2	255.99	1	255.99	1	0	0
90	PLOT Type FVB	210.0	9	1890	9	0	0
91	PLOT Type FVB	210.0	5	1050	5	0	0
92	PLOT Type FVBS4	187.06	1	187.06	1	0	0
93	PLOT Type FVBS3	177.80	1	177.8	1	0	0

94	PLOT Type H VACS2	227.64	1	227.64	1	0	0
95	PLOT Type H VAB	210.0	14	2940.0	13	1	0
96	PLOT Type H VACS1	215.88	1	215.88	1	0	0
97	PLOT Type H VAB	210.0	9	1890.0	9	0	0
98	PLOT Type H VAA	124.96	14	1749.44	14	0	0
99	PLOT Type H VAA	124.96	1	124.96	1	0	0
100	PLOT Type H VAA	124.96	11	1374.56	11	0	0
101	PLOT Type H VACS3	132.79	1	132.79	1	0	0
102	PLOT Type H VAA	124.96	112	13995.52	112	0	0
103	PLOT Type H VBCS4	126.17	1	126.17	1	0	0
104	PLOT Type H VBCS5	131.84	1	131.84	1	0	0
105	PLOT Type H VBC	294.0	9	2646.0	9	0	0
106	PLOT Type H VBCC 1	281.82	1	281.82	0	1	0
107	PLOT Type H VBCC 2	305.62	1	305.62	1	0	0
108	PLOT Type H VBC	294.0	1	294.0	1	0	0

109	PLOT Type H VBC	294.0	7	2058.0	7	0	0
110	PLOT Type H VBCC 1	341.60	1	341.6	1	0	0
111	PLOT Type H VBDS1	360.59	1	360.59	1	0	0
112	PLOT Type H VBC 1	293.48	4	1173.92	4	0	0
113	PLOT Type H VBB	210.0	7	1470.0	7	0	0
114	PLOT Type H VBBN	178.50	1	178.50	1	0	0
115	PLOT Type H VBDS2	323.40	1	323.40	1	0	0
116	PLOT Type H VBB	210.0	12	2520.0	12	0	0
117	PLOT Type H VBDS2A	298.20	1	298.20	1	0	0
118	PLOT Type H VBDS4	137.73	1	137.73	1	0	0
119	PLOT Type H VBA4	122.10	5	610.5	5	0	0
120	PLOT Type H VBDS3	159.03	1	159.03	1	0	0
121	PLOT Type H VBA3	124.0	4	496.0	4	0	0
122	PLOT Type H VBDS6A	293.96	1	293.96	1	0	0
123	PLOT Type H VBC 2	292.50	4	1170.0	4	0	0

1 24	PLOT Type H VBB 3	209.70	9	1887.3	9	0	0
1 25	PLOT Type H VBB 2	211.50	4	846.0	4	0	0
1 26	PLOT Type H VBB 4	207.0	28	5796.0	28	0	0
1 27	PLOT Type H VBB 4	207.0	12	2484.0	12	0	0
1 28	PLOT Type H VBDS5	230.29	1	230.29	1	0	0
1 29	PLOT Type H VBDS6	311.14	1	311.14	1	0	0
1 30	PLOT Type H VBB 4	207.0	11	2277.0	11	0	0
	Total		566	134675.62	473	93	0

iv. Type of apartments to be constructed in the project:

Type	Carpet area(In Square Meter)	Number of apartments	Number of towers
Apartment/Shops/Other Buildings	0	0	0

(vi) Quarterly schedule of development of whole/remaining part of the project:

(c) Apartments/Shops/Other Buildings

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
Apartments	0
Shops	0
Plots	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Expenditure to be made in each quarter ()			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar

(d) Infrastructure

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
Clubhouse community centres	559
Electricity Supply System	3226
Other	7616
Parks and Playgrounds	559
Roads and Pavements	2795
Sewerage treatment and garbage disposal	1010
Storm Water Drainage	1219
Water Supply System	506

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2026			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar
Roads & Pavements	89.46	36.54	0	0
Water Supply System	44.04	17.99	0	0
Sewerage treatment & garbage disposal	44.04	17.99	0	0
Electricity Supply System	111.83	45.68	0	0
Storm Water Drainage	47.59	19.44	0	0
Parks and Playgrounds	166.54	68.03	0	0
Clubhouse/community centres	166.54	68.03	0	0
Shopping area	0	0	0	0
Other	2187.74	869.43	0	0

Particulars	Year-2027			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar
Roads & Pavements	0	0	-	-
Water Supply System	0	0	-	-
Sewerage treatment & garbage disposal	0	0	-	-
Electricity Supply System	0	0	-	-
Storm Water Drainage	0	0	-	-
Parks and Playgrounds	0	0	-	-
Clubhouse/community centres	0	0	-	-
Shopping area	0	0	-	-
Other	0	0	-	-

It is hereby stated and declared and the above information is correct and true and nothing has been concealed or misrepresented.

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

FORM REP-I

Part - D

Accounts related information:

1. Annex copy of the balance sheet of last 3 years
2. In case of on-going projects, cash flow statement since start of the project up-to-date in folder D. Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form.
3. Bank account to which the deposits received from apartment buyers will be credited

Yes

Yes

Bank and Branch address

**INDUSIND BANK, DR
GOPALDASBHAWAN, 28,
BARAKHAMBAROAD, NEW DELHI-
110001**

Bank Account number

252577665544

IFSC code

INDB0000005

MICR code

110234002

Branch code

000005

4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority)

**Mr. Sandeep Shreeprakash Somani
Address-Sierra-1/701, The
Marina, Sector-68, Badshahpur,
Gurgaon, Haryana-122101**

5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details)

Certificate attached

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant /
Authorised Representative
Stamp _____
Date _____**

FORM REP-I

Part - E

Details of the statutory approvals:

1. Annex copies of the following in Folder E:

i. Lay out Plan	Yes
ii. Demarcation Plan	Yes
iii. Zoning Plan	Yes
iv. Building Plan	No
Site Plan	No
Floor Plan	No
Apartment Plans	No
Elevation Section	No
Detail of Permissible FAR	No
Detail of covered area achieved FAR	No

2. Annex copies of the following in Folder E:

I. ROADS AND PAVEMENT PLAN	No
II. ELECTRICITY SUPPLY PLAN	No
III. WATER SUPPLY PLAN	No
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	No
V. STROM WATER DRAINAGE	No
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	No
VII. STREET LIGHTING PLAN	No
VIII. PARKING PLAN	No

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENCE NO. 124 OF 2022 (71.28125 ACRES)	ALREADY BEEN OBTAINED	18-08-2022
II. APPROVAL OF LAYOUT PLAN	ALREADY BEEN OBTAINED	18-08-2022
III. APPROVAL OF DEMARCATION CUM ZONING PLAN	ALREADY BEEN OBTAINED	19-04-2023
IV. APPROVAL OF SERVICE PLAN ESTIMATE (71.28125 Acres)	ALREADY BEEN OBTAINED	20-07-2023
V. APPROVAL OF PART COMPLETION	ALREADY BEEN OBTAINED	29-01-2025
VI. LICENCE NO. 61 OF 2026 (2.14583 ACRES)	ALREADY BEEN OBTAINED	07-04-2026
VII. REVISED LAYOUT AREA MEASURING (77.61458 ACRES)	ALREADY BEEN OBTAINED	07-04-2026
VIII. REVISED DEMARCATION CUM ZONING PLAN ALONGWITH PHASING PLAN	ALREADY BEEN OBTAINED	19-05-2026

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per law may be given to the allottees.

Signature _____
Seal _____
Date _____

FORM REP-I

Part - F

1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers.
(Annex a copy in Folder F)

Yes

2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment.
(Based on the model agreement prescribed in the Rules)
(Annex a copy in Folder F)

Yes

3. Gist of the important provisions of the Draft Agreement
(Annex a copy in Folder F)

Sample copy attached

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant /
Authorised Representative**
Stamp _____
Date _____

FORM REP-I**Part - G****Projects launched by the promoter in last five years:**

1. Name and location of the project **TRIDENT HILLS2, SECTOR-3,4 & 4A,
VILLAGE ISLAM NAGAR, DISTRICT
PANCHKULA, HARYANA**

2. Particulars of the project in brief:

i. Total area of the project **43.755**

ii. Total number of apartments **0**

iii. Total number of plots **193**

3. The number of plots/ apartments
booked/sold to the allottees:

(a) Apartments **0**

(b) Plots **160**

4. Details of the expenditure incurred upto
date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	11182.99	15769.91	15758.52
Cost of the apartments	0	0	0
Cost of the infrastructure	5669.0	7632.20	7625.16
Others costs	5513.97	8137.69	8133.36

5. Total amount of money collected from
current allottees of the apartments/ plots
upto the date of filing this application. **26394.0 Lakhs**

6. Remaining amount of sale price money to
be collected from the current allottees of the
apartments. **11203.0 Lakhs**

7. Loan sanctioned by the banks/ other financial institutions against the project. **20600.0 Lakhs**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **10298.0 Lakhs**
9. Whether any litigation is pending against the Project:
Yes/No **No**
(If yes-give Annex details in folder G)
10. Initial date of completion of the project. **17-08-2027**
11. Likely date of completion of the project. **17-08-2027**

1. Name and location of the project **WINDSONG RESIDENCES1, SECTOR-3,4 & 4A,VILLAGE ISLAM NAGAR, DISTRICTPANCHKULA, HARYANA**

2. Particulars of the project in brief:

- i. Total area of the project **2.028**
- ii. Total number of apartments **72**
- iii. Total number of plots **0**

3. The number of plots/ apartments booked/sold to the allottees:

- (a) Apartments **70**
- (b) Plots **0**

4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	18226.08	18226.08	6045.02
Cost of the apartments	16226.08	16226.08	4384.28
Cost of the infrastructure	0	0	0
Others costs	2000.0	2000.0	1660.74

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **6173.0 Lakhs**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **15543.0 Lakhs**
7. Loan sanctioned by the banks/ other financial institutions against the project. **0 Lakhs**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**
9. Whether any litigation is pending against the Project:
Yes/No **No**
(If yes-give Annex details in folder G)
10. Initial date of completion of the project. **17-08-2027**
11. Likely date of completion of the project. **17-08-2027**

1. Name and location of the project **WINDSONG RESIDENCES-2, SECTOR-3,4 &4A;,
VILLAGE ISLAM NAGAR, DISTRICTPANCHKULA,
HARYANA**

2. Particulars of the project in brief:

- i. Total area of the project **6.318**
- ii. Total number of apartments **340**
- iii. Total number of plots **0**

3. The number of plots/ apartments booked/sold to the allottees:

(a) Apartments **267**

(b) Plots **0**

4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	50458.21	50458.21	13523
Cost of the apartments	46458.21	46458.21	9958.54

Cost of the infrastructure	0	0	0
Others costs	4000.00	4000.00	3565.71

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **14937.00 Lakhs**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **47494 Lakhs**

7. Loan sanctioned by the banks/ other financial institutions against the project. **0 Lakhs**

8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**

9. Whether any litigation is pending against the Project:
Yes/No **No**
(If yes-give Annex details in folder G)

10. Initial date of completion of the project. **17-08-2027**

11. Likely date of completion of the project. **17-08-2027**

1. Name and location of the project **TRIDENT PARKTOWN 1, VILLAGE NIZAMPUR& AZIZULLAPUR, SECTOR 19A & 40, PANIPAT,HARYANA**

2. Particulars of the project in brief:

i. Total area of the project **59.77084**

ii. Total number of apartments **0**

iii. Total number of plots **407**

3. The number of plots/ apartments booked/sold to the allottees:

(a) Apartments **-1**

(b) Plots **121**

4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)

Total cost of the project (Other than cost of land)	65167.16	0	10645.68
Cost of the apartments	0	0	0
Cost of the infrastructure	25502.25	0	1408.5
Others costs	17542.25	0	2676.58

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **5088.94 Lakhs**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **0 Lakhs**

7. Loan sanctioned by the banks/ other financial institutions against the project. **20000.00 Lakhs**

8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**

9. Whether any litigation is pending against the Project:
Yes/No **No**
(If yes-give Annex details in folder G)

10. Initial date of completion of the project. **05-01-2026**

11. Likely date of completion of the project. **31-12-2030**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

FORM REP-I**Part - H**

SPECIFICATION OF CONSTRUCTION		
Specification of apartments and other buildings including the following:		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	NA
2	WALL FINISHING DETAILS	NA
3	KITCHEN DETAILS	NA
4	BATHROOM FITTINGS	NA
5	WOOD WORK ETC	NA
6	DOORS AND WINDOS FRAMES	NA
7	GLASS WORK	NA
8	ELECTRIC FITTINGS	NA
9	CONDUCTING AND WIRING DETAILS	NA
10	CUPBOARD DETAILS	NA
11	WATER STORAGE	NA
12	LIFT DETAILS	NA
13	EXTERNAL GLAZINGS	NA
13.1	WINDOWS/GLAZINGS	NA
14	DOORS	NA
14.1	MAIN DOORS	NA
14.2	INTERNAL DOORS	NA
15	AIR CONDITIONING	NA
16	ELECTRICAL FITTINGS	NA
17	CNG PIPE LINE	NA
18	PROVISION OF WIFI AND BROADBAND FACILITY	NA
19	EXTERNAL FINISHING/COLOUR SCHEME	NA
20	INTERNAL FINISHING	NA

SPECIFICATION UNIT WISE		
	1 . LIVING/DINING/FOYER/FAMILY LOUNGE	
1 . 1	FLOOR	NA
1 . 2	WALLS	NA
1 . 3	CEILING	NA
	2 . MASTER BEDROOM/DRESSROOM	
2 . 1	FLOOR	NA
2 . 2	WALLS	NA
2 . 3	CEILING	NA
2 . 4	MODULAR WARDROBES	NA
	3 . MASTER TOILET	
3 . 1	FLOOR	NA
3 . 2	WALLS	NA
3 . 3	CEILING	NA
3 . 4	COUNTERS	NA
3 . 5	SANITARY WARE/CP FITTINGS	NA
3 . 6	FITTING/FIXTURES	NA
	4 . BED ROOMS	
4 . 1	FLOOR	NA
4 . 2	WALLS	NA
4 . 3	CEILING	NA
4 . 4	WARDROBES	NA
	5 . TOILET	
5 . 1	FLOOR	NA
5 . 2	WALLS	NA
5 . 3	CEILING	NA
5 . 4	COUNTERS	NA
5 . 5	SANITARY WARE/CP FITTINGS	NA
5 . 6	FIXTURES	NA
	6 . KITCHEN	
6 . 1	FLOOR	NA
6 . 2	WALLS	NA

6 . 3	CEILING	NA
6 . 4	COUNTERS	NA
6 . 5	FIXTURES	NA
6 . 6	KITCHEN APPLIANCES	NA
	7 . UTILITY ROOMS/UTILITY BALCONY/TOILET	
7 . 1	FLOOR	NA
7 . 2	WALLS & CEILING	NA
7 . 3	TOILET	NA
7 . 4	BALCONY	NA
	8 . SIT-OUTS	
8 . 1	FLOOR	NA
8 . 2	WALLS & CEILING	NA
8 . 3	RAILINGS	NA
8 . 4	FIXTURES	NA

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload	View Document
1	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	18-05-2026	View Document
2	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	04-05-2026	View Document
3	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	18-05-2026	View Document
4	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	04-05-2026	View Document
5	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	04-05-2026	View Document
6	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	04-05-2026	View Document
7	DEMARICATION PLAN	18-05-2026	View Document
8	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	18-05-2026	View Document
9	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	04-05-2026	View Document

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

FORM REP-I

Part - A

1. Name and registered address of
the company

(Annex a copy in Folder A)

**TRIDENT HILLS PRIVATE
LIMITED**

**16TH FLOOR DLF SQUARE
DLF PHASE II JACARANDA
MARG GURUGRAM 122002
HARYANA**

Phone(Landline)

01141846000

Phone(Mobile)

7428791434 (Number Shared
by Promoter in Public)

Email ID

sanction@tridentrealty.co.in

Website

https://tridenthills.in

Pan No.

(Annex a copy in Folder A)

XXXX739H

CIN No.

(Annex a copy in Folder A)

U45200DL2007PTC160318

2. Managing Director/HOD/CEO:

Name : **NA**

Residential Address : **NA**

Phone (landline) **01244999999**

Phone (Mobile) **9999999999** (Number Shared by Promoter in
Public)

Email ID **aa@gmail.com**

PAN No. **XXXXXXXX**

(Annex a copy in Folder A)



3. Director 1:

Name : **GAURAV KUMAR**

Residential Address : **A56 Near Shopprix Mall Sector 72
Noida Gautam Buddha Nagar UP 201301**



Phone (landline) **01244568000**

Phone (Mobile) **9010052289** (Number Shared by Promoter in Public)

Email ID **gaurav.kumar@tridentrealty.co.in**

PAN No. **XXXX955N**
(Annex a copy in Folder A)

4. Director 2:



Name : **KAVINDER CHAUDHARY**

Residential Address : **R8 5Raj Nagar Gaziabad UP201002**

Phone (landline) **01244568000**

Phone (Mobile) **9971066044** (Number Shared by Promoter in Public)

Email ID **kavinder.chaudhary@tridentrealty.co.in**

PAN No. **XXXX415P**
(Annex a copy in Folder A)

5. Authorised representative for
correspondance with Authority:



Name : **KANWAL PREET SINGH BABBER**

Residential Address : **H.No. 1172 Aryan Enclave Sec 51B
Chandigarh 160047**

Phone (landline) **01244568000**

Phone (Mobile) **9814004700** (Number Shared by Promoter in Public)

Email ID **kanwal.babber@tridentrealty.co.in**

PAN No. **XXXX333R**
(Annex a copy in Folder A)

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant/
authorised representative**
Stamp _____
Date _____

FORM REP-I

Part - A

Location and Address of the project:

1. Name of the project	TRIDENT HILLS 1
2. Address of the site of the project (Annex a copy in Folder A)	SECTORS 3, 4, AND 4A, PINJORE KALKA URBAN COMPLEX, DISTRICT PANCHKULA, HARYANA
Tehsil	KALKA
District	PANCHKULA
3. Contact details of the site office of the project:	
Phone(Landline)	01733350031
Phone(Mobile)	9958658899 (Number Shared by Promoter in Public)
Email	sanction@tridentrealty.co.in
4. Contact person at the site office:	
Name	BHUPINDER SINGH
Phone(Landline)	01733350031
Phone(Mobile)	9958658899 (Number Shared by Promoter in Public)
Email	naveen.naudiyal@tridentrealty.co.in

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant /
Authorised Representative**
Stamp _____
Date _____

FORM REP-I

Part - A

Fee Details

As per sub-rule(2) of rule 3 of the Haryana Real Estate (Regulation and Development) Rules,2017,
the fee for registration of the project as has been calculated as follows:

2. The aforesaid fees is hereby deposited vide following Drafts/ Banker's Cheques:-

Sr No.	Draft/Cheque No.	Draft Date	Amount	Payee Bank	Payable To
1	10603	27-04-2026	510000	INDUSIND BANK	HRERA Panchkula
2	0	28-05-2026	25500	INDUSIND BANK	HRERA Panchkula

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant
Mobile no. _____
Email ID _____

FORM REP-I

Part - B

Information relating to the project land and license:

- | | |
|---|-----------------|
| 1. Land area of the project | 8.19583 (Acre) |
| 2. Permissible FAR | 1.25 |
| 3. FAR proposed to be utilized in the project | 1.25 |
| 4. Total licensed area, if the land area of the present project is a part thereof | 77.61458 (Acre) |

5. License number granted by the Town & Country Planning Department for the project/Allotted By Municipal Corporation/Permission by Local Bodies
(Annex copy in folder B)

Licence No. 61 of 2026 dated 07.04.2026 for the setting up of a residential colony (under NILP Policy-2022) over an additional area measuring 2.14583 acres, in addition to the existing Licence No. 124 of 2022 dated 18.08.2022 measuring 71.28125 acres, with an exchange of 0.41667 acres of licensed land for 4.46417 acres of HSVP land, thereby making the total area 77.61458 acres

6. Is the applicant owner-licensee of the land for which the registration is being sought.

No

Licensee 1:

Name **SH. MEHAR SINGH, SH. JASPAL SINGH, SH. HARPAL SINGH AND SH. KULDEEP SINGH.**

Address **VILLAGE BHAGWANPUR, TEHSIL KALKA, DISTRICT PANCHKULA**

7. If the answer to the above is 'No'

i. In what legal capacity the applicant is applying for registration
(Annex copy of all the relevant documents including collaboration agreements and Power of Attorney etc. in folder B)

**Annexure-B- ANNEXURE-B-
COLLABORATION AGREEMENT &
GPA ATTACHED**

ii. If the applicant is applying by virtue of Collaboration agreement or Power of Attorney:

- Was the agreement/Power of Attorney made before or after grant of licence. **(State facts in brief or Annex in folder B)**

**YES COLLABORATION
AGREEMENT & GPA EXECUTED
BEFORE THE GRANT OF
LICENCE**

iii. Are agreements and Power of Attorney registered with the Registrar

Yes

iv. Provide a summary of various collaboration Agreements highlighting important clauses of the agreements. **(Annex in folder B)**

AGREEMENT ATTACHED

v. Has ownership of the land changed after grant of license **(Annex details in folder B)**

No

vi. Has the fact of the project land being licensed and bonded for setting up of a colony been informed to the Revenue Department for entry in the record of ownership **(Annex details in folder B)**

Yes

vi. Will applicant himself be marketing the project **(Provide details in folder B)**

Yes

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant /
Authorised Representative
Stamp _____
Date _____**

FORM REP-I**Part - C****Project Details:**

1. Estimated cost of the project: (Annex a copy of the project in Folder C)	15514.73 Lakhs
i. Cost of the land (if included in the estimated cost)	765.63 Lakhs
ii. Estimated cost of construction of apartments	0 Lakhs
iii. Estimated cost of infrastructure and other structures	9526.01 Lakhs
iv. Other Costs including EDC, Taxes, Levies etc.	5223.09 Lakhs

2. The total land of the project measuring **8.19583 Acres** will be utilised in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	5.1037
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	2.09813
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	0.765
6	GREEN BELTS	0
7	VEHICLE PARKINGS	0
8	ELECTRICITY SUB-STATION	0.07
9	CLUB HOUSE	0

10	SEWAGE AND SOLID WASTE TREATMENT FACILITY	0
11	AREA TO BE LEFT FOR TRANSFERRING TO THE GOVERNMENT FOR COMMUNITY SERVICES	0
12	ANY OTHER	0.159
	Total	8.19583

3.Approvals/ NOCs from various agencies for connecting external services.

Facility	External/ connecting service to be provided by (Name the agency)	Whether Approval taken from the agency concerned. Yes/No (Annex details in folder C)
ROADS	TO BE APPROVED FROM HSVP	No
WATER SUPPLY	TO BE APPROVED FROM HSVP	No
ELECTRICITY	TO BE APPROVED FROM UHBVN	No
SEWAGE DISPOSAL	TO BE APPROVED FROM HSVP	No
STORM WATER DRAINAGE	TO BE APPROVED FROM HSVP	No

4.Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:

Sr. No.	Name of the facility	Estimated cost (In Lakhs) (Within the project area only)	Remarks: Yet to be prepared / Submitted to HUDA, Town & Country Planning Department/ as per project report etc. (Annex relevant documents showing costing details etc. in folder C)
1	INTERNAL ROADS AND PAVEMENTS	300.0	YET TO BE PREPARED
2	WATER SUPPLY SYSTEM	150.0	YET TO BE PREPARED
3	STORM WATER DRAINAGE	150.0	YET TO BE PREPARED
4	ELECTRICITY SUPPLY SYSTEM	375.0	YET TO BE PREPARED
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	155.0	YET TO BE PREPARED
6	STREET LIGHTING	0	YET TO BE PREPARED
7	SECURITY AND FIRE FIGHTING	0	YET TO BE PREPARED
8	PLAYGROUNDS AND PARKS	558.51	YET TO BE PREPARED
9	CLUB HOUSE/COMMUNITY CENTRE	558.51	YET TO BE PREPARED
10	SHOPPING AREA	0	YET TO BE PREPARED
11	RENEWABLE ENERGY SYSTEM	0	YET TO BE PREPARED
12	SCHOOL	0	YET TO BE PREPARED
13	HOSPITAL/DISPENSARY	0	YET TO BE PREPARED
14	ANY OTHER	7279.0	YET TO BE PREPARED

5. (a) Date of approval of latest layout plans granted by Town & Country Planning Department on the basis of which the project will be executed.

07-04-2026 (date)
6. Date of approval of Building Plans

NA (date)

(i) Details of the plots/apartments in the project:

Sr. No.	Plot/ apartment type	Size of the plot/carpet area of the apartments	Total number of plots/apartments in the project	Total size of the plots/carpet area of the apartments	Plots/apartments booked/ sold upto the date of application	Yet to be sold/ booked	No. of towers to be/ being constructed for booked apartments
1	PLOT Type FVE10	836.17	1	836.17	0	0	0
2	PLOT Type FVE9	890.10	1	890.1	0	0	0
3	PLOT Type FVE8	947.70	1	947.7	0	0	0
4	PLOT Type FVB'	170.10	2	340.2	0	0	0
5	PLOT Type FVBA	195.09	1	195.09	0	0	0
6	PLOT Type FVB	210.0	6	1260	0	0	0
7	PLOT Type FVB1	283.92	1	283.92	0	0	0
8	PLOT Type FVB	210.0	1	210	0	0	0
9	PLOT Type FVB	210.0	8	1680	0	0	0
10	PLOT Type FVBA	195.09	1	195.09	0	0	0
11	PLOT Type FVB	210.0	2	420	0	0	0
12	PLOT Type FVOS1	251.88	1	251.88	0	0	0
13	PLOT Type FVOS2	276.18	1	276.18	0	0	0
14	PLOT Type FVOS3	300.54	1	300.54	0	0	0

15	PLOT Type FVOS4	324.84	1	324.84	0	0	0
16	PLOT Type FVOS5	349.14	1	349.14	0	0	0
17	PLOT Type FVOS6	373.50	1	373.5	0	0	0
18	PLOT Type FCOS7	397.80	1	397.8	0	0	0
19	PLOT Type FVB	210.0	7	1470	0	0	0
20	PLOT Type FVOS8	190.80	1	190.8	0	0	0
21	PLOT Type FVOS9	173.65	1	173.65	0	0	0
22	PLOT Type FVOS10	195.04	1	195.04	0	0	0
23	PLOT Type FVB	210.0	5	1050	0	0	0
24	PLOT Type HVBB4	207.0	1	207	0	0	0
25	PLOT Type HVBB4	207.0	2	414	0	0	0
26	PLOT Type HVBDS9	178.02	1	178.02	0	0	0
27	PLOT Type HVBDS8	230.49	1	230.49	0	0	0
28	PLOT Type HVBB4	207.0	2	414	0	0	0
29	PLOT Type HVBB4	207.0	2	414	0	0	0
30	PLOT Type HVBDS7	254.09	1	254.09	0	0	0
31	PLOT Type HVBCN	330.40	1	330.4	0	0	0

32	PLOT Type HVBC'	414.40	1	414.4	0	0	0
33	PLOT Type HVBC'	414.40	2	828.8	0	0	0
34	PLOT Type HVBC'	414.40	3	1243.2	0	0	0
35	PLOT Type HVBC2'	259.35	4	1037.4	0	0	0
36	PLOT Type HVBB1'	239.40	4	957.6	0	0	0
37	PLOT Type HVBB2'	234.15	1	234.15	0	0	0
38	PLOT Type HVBB3'	223.23	1	223.23	0	0	0
39	PLOT Type HVBB4'	220.50	3	661.5	0	0	0
	Total		77	20653.92	0	0	0

(ii) Apartments/Shops/Other Buildings:-

(a) Status of construction activities in respect of sold/booked apartments.

Type	Number of apartments booked/ sold	Write or Annex the stage of construction of the booked/ sold apartments in folder C
	0	0

(b) Time schedule of completion of already booked apartments:

Start Date	N/A
Earlier date of completion	N/A
Revised date of completion	N/A

(c) Time schedule for development of infrastructure:

Start Date	01-10-2022
Percentage completion Upto the date of application	82.10
Projected date of completion	17-08-2027

(d) Provide further details in the proforma REP-I Part-C-X.

FORM CX ATTACHED

(e) Plan of action for completing the Project along with requisite infrastructure.

WORK WILL BE FINISH WITHIN THE TIMELINE.

(iii) Status in respect of plotted colony:-

(a)

Plots	Booked/sold	Stage of handing over the possession (Write or Annex details)
PLOT	0	0

(b) Schedule for development of Infrastructure:

Start Date	01-10-2022
Percentage completion	82.1
Projected date of completion	17-08-2027

(c) Provide further details in the proforma REP-I Part-C-X.

FORM CX ATTACHED

(d) Schedule of completing the project and handing over possession of the plots.

WORK WILL BE FINISH WITHIN THE TIMELINE.

(iv) Vehicle parkings details of the project-

a) Underground parking	0
b) Stilt parking	0
c) Covered parking	0
d) Open parking	0

(v) Quarterly schedule of development of whole/remaining part of the project:**(a) Apartments/Shops/Other Buildings****Expenditure incurred till the date of application (In Lakhs)**

Particulars	Expenditure
Apartments	0
Shops	0
Plots	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Expenditure to be made in each quarter ()			
	Apr-June	July-Sep	Oct-Dec	Jan-Mar

(b) Infrastructure

Expenditure incurred till the date of application (In Lakhs)

Particulars	Expenditure
Roads & Pavements	0
Water Supply System	0
Sewerage treatment & garbage disposal	0
Electricity Supply System	0
Storm Water Drainage	0
Parks and Playgrounds	0
Clubhouse/community centres	0
Shopping area	0
Other	0

Expenditure to be made in each quarter (In Lakhs)

Particulars	Year-2026			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements		89.46	36.54	0
Water Supply System		44.04	17.99	0
Sewerage treatment & garbage disposal		44.04	17.99	0
Electricity Supply System		111.83	45.68	0
Storm Water Drainage		47.59	19.44	0
Parks and Playgrounds		166.54	68.03	0
Clubhouse/community centres		166.54	68.03	0
Shopping area		0	0	0
Other		2187.74	869.44	0

Particulars	Year-2027			
	Jan-Mar	Apr-June	July-Sep	Oct-Dec
Roads & Pavements	0	0	0	0
Water Supply System	0	0	0	0
Sewerage treatment & garbage disposal	0	0	0	0
Electricity Supply System	0	0	0	0
Storm Water Drainage	0	0	0	0
Parks and Playgrounds	0	0	0	0
Clubhouse/community centres	0	0	0	0
Shopping area	0	0	0	0
Other	0	0	0	0

It is hereby stated and declared and the above information is correct and true and nothing has been concealed or misrepresented.

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

FORM REP-I**Part - C-X****1.Financial information:**

Particulars		Remarks, if any
i. No. of Flats/Apartments constructed	0	
ii. No. of Flats/ Apartments booked	0	
iii. Total amount sale value of booked Flats, on the date of application/end of last quarter	43787 Lakhs	
iv. Total amount received from the allottees (booked Flats), on the date of application/end of last quarter	42634 Lakhs	
v. Balance amount to be received from the allottees (booked Flats, after completion), on the date of application/end of last quarter	1153 Lakhs	
vi. Balance amount due and recoverable from the allottees (booked Flats) as on the date of application /end of last quarter	1153 Lakhs	
vii. Amount invested in the project upto the date of application	37522 Lakhs	
Land cost (If any)	7780 Lakhs	
Apartments	0 Lakhs	
Infrastructure	17489 Lakhs	
EDC/ Taxes Etc.	12253 Lakhs	
viii. Balance cost to be incurred for completion of the project and delivery of possession	8179 Lakhs	
(a) In respect of existing allottees	0 Lakhs	
(b) In respect of rest of the project	8179 Lakhs	

ix. The amount of loan raised from the banks/ financial institutions/ private persons against the project Annex detail of the securities furnished to the banks/ financial institutions against the aforesaid loans in folder C	31600.0 Lakhs	Total loan sanctioned and availed
x. Total liabilities against the project up-to-date. (Annex details in folder C)	0 Lakhs	Loan outstanding as on date

2.Additional information:

Particulars	Estimated expenditure planned to be incurred as per service plan estimates or the project report. (In Lakhs)	Actual expenditure incurred upto the date of application. (In Lakhs)
I. INTERNAL ROADS AND PAVEMENTS	2494.8	0
II. WATER SUPPLY SYSTEM	356.4	0
III. STORM WATER DRAINAGE	1069.2	0
IV. ELECTRICITY SUPPLY SYSTEM	2138.4	0
V. SEWAGE TREATMENT & GARBAGE DISPOSAL	855.4	0
VI. CLUB HOUSE/COMMUNITY CENTRE	0	0
VII. SCHOOL	0	0
VIII. ANY OTHER	712.8	0
IX. SOLID WASTE COLLECTION & MGMT SYSTEM	0	0
X. CLUBHOUSE	0	0
XI. NEIGHBOURHOOD SHOPPING	0	0
XII. GREEN AREAS,PARKS,PLAYGROUNDS ETC.	0	0
XIII. COVERED PARKING	0	0
XIV. OPEN PARKING	0	0
XV. GARAGES	0	0
XVI. SECURITY SYSTEM	0	0
XVII. OTHER FACILITIES AS PER PROJECT REPORT	0	0

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

FORM REP-I

Part - D

Accounts related information:

1. Annex copy of the balance sheet of last 3 years **Yes**

2. In case of on-going projects, cash flow statement since start of the project up-to-date in folder D.

Total receipt of funds, sources of funds and deployment of funds should be stated in tabulated form. **No**

3. Bank account to which the deposits received from apartment buyers will be credited

Bank and Branch address

**INDUSIND BANK, DR GOPALDASBHAWAN,
28, BARAKHAMBAROAD, NEW DELHI-
110001**

Bank Account number

252577665544

IFSC code

INDB0000005

MICR code

110234002

Branch code

000005

4. Name and address of the person/persons who would ordinarily be operating the account (Change at any time must be intimated to the Authority)

**Mr. Sandeep Shreeprakash Somani,
Address-Sierra-1/701, The Marina, Sector-
68, Badshahpur, Gurgaon, Haryana-122101**

5. Attach certificate issued by a Chartered Accountant that the applicant has not defaulted in its debt liabilities in the past five years in folder D. (In case of default, give details)

Certificate attached

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative

Stamp _____

Date _____

FORM REP-I

Part - E

Details of the statutory approvals:

1. Annex copies of the following in Folder E:

i. Lay out Plan	Yes
ii. Demarcation Plan	No
iii. Zoning Plan	Yes
iv. Building Plan	No
Site Plan	No
Floor Plan	No
Apartment Plans	No
Elevation Section	No
Detail of Permissible FAR	No
Detail of covered area achieved FAR	No

2. Annex copies of the following in Folder E:

I. ROADS AND PAVEMENT PLAN	No
II. ELECTRICITY SUPPLY PLAN	No
III. WATER SUPPLY PLAN	No
IV. SEWERAGE AND GARBAGE DISPOSAL PLAN	No
V. STROM WATER DRAINAGE	No
VI. 10% LAND TO BE TRANSFERRED TO THE GOVT. FOR COMMUNITY FACILITY	No
VII. STREET LIGHTING PLAN	No
VIII. PARKING PLAN	No

3. Statutory Approvals Status

Statutory Approvals	Statutory Approvals Status	Date
I. LICENCE NO. 124 OF 2022 (71.28125 ACRES)	ALREADY BEEN OBTAINED	18-08-2022
II. APPROVAL OF LAYOUT PLAN	ALREADY BEEN OBTAINED	18-08-2022
III. APPROVAL OF ZONING PLAN	ALREADY BEEN OBTAINED	19-04-2023
IV. APPROVAL OF SERVICE PLAN ESTIMATE	ALREADY BEEN OBTAINED	20-07-2023
V. APPROVAL OF PART COMPLETION	ALREADY BEEN OBTAINED	29-01-2025
VI. LICENCE NO. 61 OF 2026 (2.14583 ACRES)	ALREADY BEEN OBTAINED	07-04-2026
VII. REVISED LAYOUT AREA MEASURING (77.61458 ACRES)	ALREADY BEEN OBTAINED	07-04-2026
VIII. DEMARCATION PLAN	ALREADY BEEN OBTAINED	07-04-2026

It is undertaken that the project shall be completed within the time schedule given in Part C and the same will not be delayed on account of non- receipt of any of the statutory approval. The liability for the non-receipt of any of the statutory approval shall be that of the promoter and in case of delay, compensation as per law may be given to the allottees.

Signature _____
Seal _____
Date _____

FORM REP-I

Part - F

1. A copy of the draft allotment letter by which the apartment shall be allotted/ booked in favour of the apartment buyers.
(Annex a copy in Folder F)

Yes

2. A copy of the Draft Agreement which shall be made before seeking any deposit exceeding 10% of the cost of the apartment.
(Based on the model agreement prescribed in the Rules)
(Annex a copy in Folder F)

Yes

3. Gist of the important provisions of the Draft Agreement
(Annex a copy in Folder F)

Sample copy attached

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

**Signature of the Applicant /
Authorised Representative**
Stamp _____
Date _____

FORM REP-I**Part - G****Projects launched by the promoter in last five years:**

1. Name and location of the project **TRIDENT HILLS1, SECTOR-3,4 & 4A,
VILLAGE ISLAM NAGAR, DISTRICT
PANCHKULA, HARYANA**

2. Particulars of the project in brief:

i. Total area of the project **60.69**

ii. Total number of apartments **0**

iii. Total number of plots **489**

3. The number of plots/ apartments
booked/sold to the allottees:

(a) Apartments **0**

(b) Plots **454**

4. Details of the expenditure incurred upto
date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	15727	23173.08	23116.10
Cost of the apartments	0	0	0
Cost of the infrastructure	7627.0	11964.59	11941.80
Others costs	8100.49	11208.49	11174.30

5. Total amount of money collected from
current allottees of the apartments/ plots
upto the date of filing this application. **37855.00 Lakhs**

6. Remaining amount of sale price money to
be collected from the current allottees of the
apartments. **3058.00 Lakhs**

7. Loan sanctioned by the banks/ other
financial institutions against the project. **20600.00 Lakhs**

8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **10297 Lakhs**

9. Whether any litigation is pending against the Project:

Yes/No

No

(If yes-give Annex details in folder G)

10. Initial date of completion of the project. **17-08-2027**

11. Likely date of completion of the project. **17-08-2027**

1. Name and location of the project

**TRIDENT HILLS2, SECTOR-3,4 & 4A,
VILLAGE ISLAM NAGAR, DISTRICT
PANCHKULA, HARYANA**

2. Particulars of the project in brief:

i. Total area of the project **43.755**

ii. Total number of apartments **0**

iii. Total number of plots **193**

3. The number of plots/ apartments booked/sold to the allottees:

(a) Apartments **0**

(b) Plots **160**

4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	11182.99	15769.91	15758.52
Cost of the apartments	0	0	0
Cost of the infrastructure	5669.0	7632.20	7625.16
Others costs	5513.97	8137.69	8133.36

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application.

26394.0 Lakhs

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **11203.0 Lakhs**
7. Loan sanctioned by the banks/ other financial institutions against the project. **20600.0 Lakhs**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **10298.0 Lakhs**
9. Whether any litigation is pending against the Project:
Yes/No **No**
(If yes-give Annex details in folder G)
10. Initial date of completion of the project. **17-08-2027**
11. Likely date of completion of the project. **17-08-2027**

1. Name and location of the project **WINDSONG RESIDENCES1, SECTOR-3,4 & 4A,VILLAGE ISLAM NAGAR, DISTRICTPANCHKULA, HARYANA**
2. Particulars of the project in brief:
- i. Total area of the project **2.028**
- ii. Total number of apartments **72**
- iii. Total number of plots **0**
3. The number of plots/ apartments booked/sold to the allottees:
- (a) Apartments **70**
- (b) Plots **0**
4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	18226.08	18226.08	6045.02
Cost of the apartments	16226.08	16226.08	4384.28
Cost of the infrastructure	0	0	0
Others costs	2000.0	2000.0	1660.74

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **6173.0 Lakhs**
6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **15543.0 Lakhs**
7. Loan sanctioned by the banks/ other financial institutions against the project. **0 Lakhs**
8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**
9. Whether any litigation is pending against the Project:
Yes/No **No**
(If yes-give Annex details in folder G)
10. Initial date of completion of the project. **17-08-2027**
11. Likely date of completion of the project. **17-08-2027**

1. Name and location of the project **WINDSONG RESIDENCES-2, SECTOR-3,4 &4A;; VILLAGE ISLAM NAGAR, DISTRICTPANCHKULA, HARYANA**

2. Particulars of the project in brief:

- i. Total area of the project **6.318**
- ii. Total number of apartments **340**
- iii. Total number of plots **0**

3. The number of plots/ apartments booked/sold to the allottees:

- (a) Apartments **267**
- (b) Plots **0**

4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
Total cost of the project (Other than cost of land)	50458.21	50458.21	13523
Cost of the apartments	46458.21	46458.21	9958.54

Cost of the infrastructure	0	0	0
Others costs	4000.00	4000.00	3565.71

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **14937.00 Lakhs**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **47494 Lakhs**

7. Loan sanctioned by the banks/ other financial institutions against the project. **0 Lakhs**

8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**

9. Whether any litigation is pending against the Project:
Yes/No **No**
(If yes-give Annex details in folder G)

10. Initial date of completion of the project. **17-08-2027**

11. Likely date of completion of the project. **17-08-2027**

1. Name and location of the project **TRIDENT PARKTOWN 1, VILLAGE NIZAMPUR& AZIZULLAPUR, SECTOR 19A & 40, PANIPAT,HARYANA**

2. Particulars of the project in brief:

i. Total area of the project **59.77084**

ii. Total number of apartments **0**

iii. Total number of plots **407**

3. The number of plots/ apartments booked/sold to the allottees:

(a) Apartments **-1**

(b) Plots **121**

4. Details of the expenditure incurred upto date:

	Initially estimated cost (In Lakhs)	Revised cost (In Lakhs)	Expenditure incurred upto the date of application (In Lakhs)
--	-------------------------------------	-------------------------	--

Total cost of the project (Other than cost of land)	65167.16	0	10645.68
Cost of the apartments	0	0	0
Cost of the infrastructure	25502.25	0	1408.5
Others costs	17542.25	0	2676.58

5. Total amount of money collected from current allottees of the apartments/ plots upto the date of filing this application. **5088.94 Lakhs**

6. Remaining amount of sale price money to be collected from the current allottees of the apartments. **0 Lakhs**

7. Loan sanctioned by the banks/ other financial institutions against the project. **20000.00 Lakhs**

8. Amount drawn from the banks/ other financial institutions till the date of filing this application. **0 Lakhs**

9. Whether any litigation is pending against the Project:
Yes/No **No**
(If yes-give Annex details in folder G)

10. Initial date of completion of the project. **05-01-2026**

11. Likely date of completion of the project. **31-12-2030**

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

FORM REP-I**Part - H**

SPECIFICATION OF CONSTRUCTION		
Specification of apartments and other buildings including the following:		
1	FLOORING DETAILS OF VARIOUS PARTS OF HOUSE	NA
2	WALL FINISHING DETAILS	NA
3	KITCHEN DETAILS	NA
4	BATHROOM FITTINGS	NA
5	WOOD WORK ETC	NA
6	DOORS AND WINDOS FRAMES	NA
7	GLASS WORK	NA
8	ELECTRIC FITTINGS	NA
9	CONDUCTING AND WIRING DETAILS	NA
10	CUPBOARD DETAILS	NA
11	WATER STORAGE	NA
12	LIFT DETAILS	NA
13	EXTERNAL GLAZINGS	NA
13.1	WINDOWS/GLAZINGS	NA
14	DOORS	NA
14.1	MAIN DOORS	NA
14.2	INTERNAL DOORS	NA
15	AIR CONDITIONING	NA
16	ELECTRICAL FITTINGS	NA
17	CNG PIPE LINE	NA
18	PROVISION OF WIFI AND BROADBAND FACILITY	NA
19	EXTERNAL FINISHING/COLOUR SCHEME	NA
20	INTERNAL FINISHING	NA

SPECIFICATION UNIT WISE		
	1 . LIVING/DINING/FOYER/FAMILY LOUNGE	
1 . 1	FLOOR	NA
1 . 2	WALLS	NA
1 . 3	CEILING	NA
	2 . MASTER BEDROOM/DRESSROOM	
2 . 1	FLOOR	NA
2 . 2	WALLS	NA
2 . 3	CEILING	NA
2 . 4	MODULAR WARDROBES	NA
	3 . MASTER TOILET	
3 . 1	FLOOR	NA
3 . 2	WALLS	NA
3 . 3	CEILING	NA
3 . 4	COUNTERS	NA
3 . 5	SANITARY WARE/CP FITTINGS	NA
3 . 6	FITTING/FIXTURES	NA
	4 . BED ROOMS	
4 . 1	FLOOR	NA
4 . 2	WALLS	NA
4 . 3	CEILING	NA
4 . 4	WARDROBES	NA
	5 . TOILET	
5 . 1	FLOOR	NA
5 . 2	WALLS	NA
5 . 3	CEILING	NA
5 . 4	COUNTERS	NA
5 . 5	SANITARY WARE/CP FITTINGS	NA
5 . 6	FIXTURES	NA
	6 . KITCHEN	
6 . 1	FLOOR	NA
6 . 2	WALLS	NA

6 . 3	CEILING	NA
6 . 4	COUNTERS	NA
6 . 5	FIXTURES	NA
6 . 6	KITCHEN APPLIANCES	NA
	7 . UTILITY ROOMS/UTILITY BALCONY/TOILET	
7 . 1	FLOOR	NA
7 . 2	WALLS & CEILING	NA
7 . 3	TOILET	NA
7 . 4	BALCONY	NA
	8 . SIT-OUTS	
8 . 1	FLOOR	NA
8 . 2	WALLS & CEILING	NA
8 . 3	RAILINGS	NA
8 . 4	FIXTURES	NA

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

List of Uploaded Documents

Sr. No.	Document Description	Date of Document Upload	View Document
1	DOCUMENTS RELATING TO THE ENTRY OF LICENSE AND COLLABORATION AGREEMENT IN THE REVENUE RECORD	28-05-2026	View Document
2	IN CASE OF PLOTTED COLONY, THE LATEST LAYOUT PLAN	28-05-2026	View Document
3	IN CASE OF GROUP HOUSING/ COMMERCIAL SITES, A COPY OF THE APPROVED SITE PLAN	18-05-2026	View Document
4	DECLARATION SUPPORTED BY AFFIDAVIT DULY SIGNED BY THE PROMOTER TO BE ENCLOSED.	28-05-2026	View Document
5	CASH FLOW STATEMENT OF THE PROPOSED PROJECT	28-05-2026	View Document
6	COPY OF LICENSE ALONG WITH SCHEDULE OF LAND	29-05-2026	View Document
7	DEMARCATON PLAN	18-05-2026	View Document
8	SERVICE PLANS SHOWING THE SERVICES ON THE LAYOUT PLAN	18-05-2026	View Document
9	NON DEFAULT CERTIFICATE FROM A CHARTERED ACCOUNTANT	28-05-2026	View Document
10	CERTIFICATE FROM A CHARTERED ACCOUNTANT CERTIFYING THAT THE INFORMSTION PROVIDED BY THE APPLICANT IN FORM REP-1-C-X IS CORRECT AS PER THE BOOKS OF ACCOUNTS/ BALANCE SHEET OF THE APPLICANT	29-05-2026	View Document
11	ZONING PLAN	28-05-2026	View Document

I hereby declare that the above information and particulars are based on record and are true to the best of my knowledge and belief and nothing has been concealed.

Signature of the Applicant / Authorised Representative
Stamp _____
Date _____

PROJECT NAME "TRIDENT HILLS 1" on land measuring over an additional area measuring 2.14583 acres, in addition to the existing Licence No. 124 of 2022 dated 18.08.2022 measuring 71.28125 acres, with an exchange of 0.41667 acres of licensed land for 4.46417 acres of HSVP land, thereby making the total area 77.61458 acres in Sectors 3, 4, and 4A, Pinjore Kalka Urban Complex, District Panchkula, Haryana.

MODEL OF PAYMENT PLAN

S No	Milestones	Days	Payment
1	Application Money		9 Lakhs
2	Balance of 10% Within 30 Days from Booking Date	30	Balance of 10%
3	On Completion of Sewerage, Storm and Water works or 60 Days Of Booking whichever is later	60	30%
4	On Completion of Electrical Works and Internal Roads Or 120 Days whichever Is Later	120	30%
5	On receipt of Part completion certificate Or 180 Days Whichever Is Later	180	30%
	Total		100%

IFMS	@500 Per Sq Yds
Stamp Duty / Registration	As per Actual
Monthly Maintenance	@12.5 Per Sq Yds Per Month As Of Now
GST	As applicable

For Trident Hills Private Ltd.
(Formerly known as IREO FIVERIVER Pvt. Ltd.)


(Authorized Signatory)



FORM 'REP-II'
[See rule 3(3)]



**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

I, Kanwal Preet Singh Babber duly authorized by the promoter i.e Trident Park Town Private Limited do hereby solemnly declare, undertake and state as under:

1. That DTCP has granted Licence No. 61 of 2026 dated 07.04.2026 for the setting up of a residential colony (under NILP Policy-2022) over an additional area measuring 2.14583 acres, in addition to the existing Licence No. 124 of 2022 dated 18.08.2022 measuring 71.28125 acres, with an exchange of 0.41667 acres of licensed land for 4.46417 acres of HSVP land, thereby making the total area 77.61458 acres in Sectors 3, 4, and 4A, Pinjore Kalka Urban Complex, District Panchkula, Haryana. The licence is in favour of the promoter, namely Trident Hills Private Limited. The promoter proposes to develop an area admeasuring 8.19583 acres (including UD area), which forms part of the 77.61458 acres project namely known as "**Trident Hills 1.**"
2. That the Promoter **Trident Hills Private Limited** has a legal title to the land on which the development of the project is proposed and a legally valid authentication of title of such land along with an authenticated copy of the collaboration agreement between respective owner and promoter for development of the real estate project is enclosed herewith.
3. That the underneath land is mortgaged to Indusind Bank Ltd as a security for construction finance availed for development of the Licenced area in which the project falls and there is no litigation on the said land.
3. That the time period within which the project shall be completed by promoter is **17/08/2027.**
4. That seventy per cent of the amounts realised by the promoter for the real estate project from the Allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

For Trident Hills Private Ltd.
(Formerly known as IREO FIVERIVER Pvt. Ltd.)

(Authorized Signatory)



7. That the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building as the case may be, on the grounds of sex, cast, creed, religion etc.



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at _____ on this ____ day of _____.

For Trident Hills Private Ltd.
(Formerly known as IREO FIVERIVER Pvt. Ltd.)

(Authorized Signatory) Deponent

For Trident Hills Private Ltd.
(Formerly known as IREO FIVERIVER Pvt. Ltd.)

(Authorized Signatory)

Deponent



GREEN AREA DETAIL:

GREEN AREA DETAIL (Part A)			Earlier area as per Approved Demarcation Layout		Current Proposed area	Remarks
S.No	Block	Green Parcel	Area (Sqm)	Area (Aores)	Area (Sqm)	Area (Aores)
A. GREEN AREA						
1	Forest Vista	DG-1			2317.71	0.573
2	Forest Vista	DG-2			1487.09	0.367
3	Hills Vista A	DG-3			2347.54	0.585
4	Hills Vista A	DG-4			4794.13	1.193
5	Hills Vista A	DG-5			2827.00	0.699
6	Hills Vista B	DG-6			1602.82	0.408
7	Forest Vista	BG-1	548.09	0.14	600.30	0.15
8	Forest Vista	BG-6			534.55	0.13
9	Hills Vista A	CG-3			469.01	0.12
10	Hills Vista B	DG-1	298.45	0.07	411.14	0.111
11	Hills Vista B	DG-3B	127.29	0.03	327.60	0.081
12	Hills Vista B	DG-4A	278.90	0.07	622.66	0.149
Total Green (1 to 12)					18811.56	4.580
ADDITIONAL GREEN PARCELS						
13	Forest Vista	DG-3 (to be forfeit BG 3, 4 & 5, BG 6-9, 19-23 Sqm & BG 24-36 Sqm & BG 5-121-49 Sqm)	1423.56		2747.97	0.697
TOTAL GREEN (PART A) (1 to 13)					20886.52	5.087

B. GREEN AREA DETAIL					Remarks
S.No	Block	Green Parcel	Earlier area as per Approved Demarcation Layout	Current area	
1	Forest Vista	AG-1		394.43	0.10
2	Forest Vista	AG-2		187.34	0.046
3	Forest Vista	AG-3		71.48	0.02
4	Forest Vista	AG-4		103.17	0.03
5	Forest Vista	AG-5		31.80	0.01
6	Forest Vista	BG-2	176.30	0.04	Area increased due to additional land
7	Forest Vista	BG-7		138.77	0.03
8	Hills Vista A	CG-1		179.75	0.04
9	Hills Vista A	CG-2		142.56	0.04
10	Hills Vista B	DG-2		166.39	0.04
11	Hills Vista B	DG-2A		265.03	0.07
12	Hills Vista B	DG-2B		128.42	0.03
13	Hills Vista B	DG-3		95.90	0.02
14	Hills Vista B	DG-3A	58.11	0.01	71.61 0.018
15	Hills Vista B	DG-4		85.61	0.02
16	Hills Vista B	DG-5	105.00	0.03	105.00 0.03
17	Hills Vista B	DG-5A		18.18	0.004
18	Hills Vista B	DG-6		172.48	0.04
19	Hills Vista B	DG-7		249.03	0.06
20	Hills Vista B	DG-8		64.27	0.02
21	Total Green (PART B)			3095.15	0.765
22	NOTE: Few smaller greens as per earlier approved Demarcation layout are now converted to bigger greens				
23	Total Green area (A + B)			23981.67	5.852

PLOTS & FAR DETAIL:

S.No	Block Name	Type of Plot	Plot No.	Plot Shape	Width (M)	Length (M)	Sanction (earlier)		Addit.	Sanction		Addit. Plots area		Perm. FAR on earlier Sanctioned Plots		Addit. Plots FAR
							Area (SqM)	Plots		Total Area (SqM)	Total Area (SqM)	Perm. FAR	Total FAR Area (SqM)	Total FAR Area (SqM)		
PLOT DETAILS																
1	FV	AS1	20	Old Shape			520.90	1			520.90	-	1.00		531	-
2	FV	AS2	21	Old Shape			468.31	1			468.31	-	1.20		562	-
3	FV	AS3	22	Old Shape			475.38	1			475.38	-	1.20		570	-
4	FV	AS4	23	Old Shape			482.45	1			482.45	-	1.20		579	-
5	FV	AS5	24	Old Shape			489.44	1			489.44	-	1.20		587	-
6	FV	AS6	25	Old Shape			496.43	1			496.43	-	1.20		596	-
7	FV	AS7	26	Old Shape			503.42	1			503.42	-	1.00		540	-
8	FV	AS8	27	Old Shape			509.81	1			509.81	-	1.00		540	-
9	FV	AS9	28	Old Shape			474.60	1			474.60	-	1.20		570	-
10	FV	D	29-44	Old Shape	14.00	30.00	420.00	16			420.00	-	1.20		8,064	-
11	FV	AS10	45	Old Shape			462.45	1			462.45	-	1.20		555	-
12	FV	D	46-58	Old Shape	14.00	30.00	420.00	13			420.00	-	1.20		6,552	-
13	FV	AS11	59	Old Shape			465.30	1			465.30	-	1.20		558	-
14	FV	AS12	60	Old Shape			391.65	1			391.65	-	1.20		470	-
15	FV	D'	61	Old Shape	13.00	30.00	390	1			390.00	-	1.20		468	-
16	FV	D	62-71	Old Shape	14.00	30.00	420.00	10			420.00	-	1.20		5,040	-
17	FV	AS13	72	Old Shape			439.95	1			439.95	-	1.20		538	-
18	FV	AS14	73	Old Shape			483.30	1			483.30	-	1.20		580	-
19	FV	D2	74-78	Old Shape	12.50	30.00	375.00	5			375.00	-	1.20		2,322	-
20	FV	C	79-88	Old Shape	10.50	27.00	283.50	10			283.50	-	1.30		3,286	-
21	FV	C	89	Old Shape			307.53	1			307.53	-	1.30		400	-
22	FV	AS18	90	Old Shape			148.90	1			148.90	-	1.45		216	-
23	FV	A	91-104	Old Shape	7.10	17.6	124.96	14			124.96	-	1.45		2,537	-
24	FV	A2A	105	Old Shape	7.10	12.9	91.59	1			91.59	-	1.45		151	-
25	FV	A2	106	Old Shape	7.10	16.0	113.60	1			113.60	-	1.45		165	-
26	FV	A	107-113	Old Shape	7.10	17.6	124.96	7			124.96	-	1.45		1,268	-
27	FV	A1A	114	Old Shape	7.80	12.5	97.50	1			97.50	-	1.45		184	-
28	FV	A1	115-125	Old Shape	7.40	17.6	130.24	11			130.24	-	1.45		2,077	-
29	FV	E7	126	Old Shape			841.14	1			841.14	-	1.00		841	-
30	FV	E	127-131	Old Shape	18.4	45.4	835.56	5			835.56	-	1.00		477	-
31	FV	E6	132	Old Shape			870.77	1			870.77	-	1.00		871	-
32	FV	E	133-136	Old Shape	18.4	45.4	835.56	4			835.56	-	1.00		3,341	-
33	FV	E5	137	Old Shape			827.13	1			827.13	-	1.00		827	-
34	FV	A4	138	Old Shape			935.16	1			935.16	-	1.00		935	-
35	FV	E3	139	Old Shape			781.08	1			781.08	-	1.00		781	-
36	FV	E2	140	Old Shape			787.70	1			787.70	-	1.00		788	-
37	FV	E1	141	Old Shape			817.79	1			817.79	-	1.00		818	-
38	FV	B	142-153	Old Shape	10.00	21.00	210.00	10			210.00	-	1.45		2,132	-
39	FV	B	154-180	Old Shape	10.00	21.00	210.00	20			210.00	-	1.45		6,090	-
40	FV	B1	161	Old Shape			283.92	1			283.92	-	1.30		369	-
41	FV	B	162-185	Old Shape	10.00	21.00	210.00	12			210.00	-	1.45		3,654	-
42	FV	B	186-201	Old Shape	10.00	21.00	210.00	5			210.00	-	1.45		1,523	-
43	FV	B'	212-213	Old Shape	8.10	21.00	170.10	2			170.10	-	1.45		493	-
44	FV	C1	221-223	Old Shape	10.50	28.00	294.00	3			294.00	-	1.30		1,147	-
45	FV	C1A	224	Old Shape	10.50	27.00	283.50	1			283.50	-	1.30		369	-
46	FV	B	225-227	Old Shape	10.00	21.00	210.00	3			210.00	-	1.45		914	-
47	FV	B51	228	Old Shape			276.26	1			276.26	-	1.30		339	-
48	FV	B52	229	Old Shape			255.99	1			255.99	-	1.30		333	-
49	FV	B	230-238	Old Shape	10.00	21.00	210.00	9			210.00	-	1.45		2,741	-
50	FV	B	239-259	Old Shape	10.00	21.00	210.00	5			210.00	-	1.45		1,523	-
51	FV	B54	260	Old Shape			187.06	1			187.06	-	1.45		271	-
52	FV	B53	261	Old Shape			177.80	1			177.80	-	1.45		258	-
53	HVA	C52	1	Old Shape			227.64	1			227.64	-	1.45		330	-
54	HVA	A	2-16	Old Shape	10.00	21.00	210.00	14			210.00	-	1.45		4,283	-
55	HVA	C51	17	Old Shape			215.88	1			215.88	-	1.45		313	-
56	HVA	B	18-26	Old Shape	10.00	21.00	210.00	9			210.00	-	1.45		2,741	-
57	HVA	A	27-40	Old Shape	7.10	17.60	124.96	14			124.96	-	1.45		2,537	-
58	HVA	A'	41	Old Shape	7.10	17.60	124.96	1			124.96	-	1.45		181	-
59	HVA	A	42-52	Old Shape	7.10	17.60	124.96	11			124.96	-	1.45		1,993	-
60	HVA	C53	53	Old Shape			132.79	1			132.79	-	1.45		193	-
61	HVA	A	54-165	Old Shape	7.10	17.60	124.96	112			124.96	-	1.45		20,294	-
62	HVA	C54	166	Old Shape			126.17	1			126.17	-	1.45		183	-
63	HVA	C55	167	Old Shape			131.84	1			131.84	-	1.45		191	-
64	HVB	C	1-9	Old Shape	10.50	28.00	294.00	9			294.00	-	1.30		3,440	-
65	HVB	C11	10	Old Shape			281.82	1			281.82	-	1.30		364	-
66	HVB	C12	11	Old Shape			305.62	1			305.62	-	1.30		397	-
67	HVB	C	12	Old Shape	10.50	28.00	294.00	1			294.00	-	1.30		382	-
68	HVB	C	14-20	Old Shape	12.50	28.00	350.00	7			350.00	-	1.30		2,675	-
69	HVB	C11'	21	Old Shape			341.60	1			341.60	-	1.30		444	-
70	HVB	D51	22	Old Shape	15.85	22.75	360.59	1			360.59	-	1.20		433	-
71	HVB	C1	23-26	Old Shape	12.50	22.75	283.48	4			283.48	-	1.30		1,526	-
72	HVB	B	27-33	Old Shape	10.00	21.00	210.00	7			210.00	-	1.45		2,132	-
73	HVB	B5	34-39	Old Shape	8.50	21.00	178.50	1			178.50	-	1.45		259	-
74	HVB	D52	34	Old Shape	15.40	21.00	323.40	1			323.40	-	1.30		420	-
75	HVB	B	35-46	Old Shape	10.00	21.00	210.00	12			210.00	-	1.45		3,654	-
76	HVB	D52A	47	Old Shape	14.20	21.00	298.20	1			298.20	-	1.30		388	-
77	HVB	D54	48	Old Shape			137.73	1			137.73	-	1.45		200	-
78	HVB	A4	49-53	Old Shape	7.40	16.50	122.10	5			122.10	-	1.45		885	-
79	HVB	D53	54	Old Shape			159.03	1			159.03	-	1.45		231	-
80	HVB	A7	55	Old Shape	8.00	15.50	124.00	1			124.00	-	1.45		719	-
81	HVB	D56	56	Old Shape			203.96	1			203.96	-	1.30		382	-
82	HVB	C2	60-63	Old Shape	13.00	22.50	292.50	4			292.50	-	1.40		1,521	-
83	HVB	B3	64-72	Old Shape	9.00	23.50	209.70	9			209.70	-	1.45		2,737	-
84	HVB	B2	73-76	Old Shape	10.00	21.00	210.00	7			210.00	-	1.45		2,132	-
85	HVB	B4	77-104	Old Shape	10.00	20.70	207.00	20			207.00	-	1.45		4,804	-
86	HVB	B4	111-122	Old Shape	10.00	20.70	207.00	12			207.00	-	1.45		3,662	-
87	HVB	D55	123	Old Shape			230.29	1			230.29	-	1.45		334	-
88	HVB	D56	124	Old Shape			311.14	1			311.14	-	1.45		494	-
89	HVB	B4	125-135	Old Shape	10.00	20.70	207.00	11			207.00	-	1.45		3,302	-

Regd.

DIRECTORATE OF TOWN AND COUNTRY PLANNING, HARYANA
Nagar Yojna Bhavan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
Tele -Fax: -0172-2548475: 0172-2549851, E-mail:tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

Memo No. ZP-1690/JD(SP)/2026/ 17364 Dated:- 19-05-26

To

Trident Hills Pvt. Ltd.,
(formerly known as IREO Fiveriver Pvt. Ltd.) and Others,
Regd. Office 310, Prakash Deep Building,
7 Tolstoy Marg, New Delhi-110001.

Subject: - Approval of Zoning Plans of Integrated Residential Colony (Under NILP Policy) for Additional area measuring 2.145838 acres, exchange land measuring 4.1875 acres and earlier UD area changed into residential Plots, Nursery School-2 and Nursing Home-1 & commercial site forming parts of colony bearing licence no. 124 of 2022 dated 18.08.2022 (75.46875 acres after including land measuring 4.1875 acres land exchange with HSVP) and License No. 61 of 2026 dated 07.04.2026 (2.145838 acres) thereby total 77.61458 acres, in Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District Panchkula.

Reference: Report of DTP Panchkula dated 29.04.2026 and STP, Panchkula memo dated 01.05.2026 in view of your application dated 13.04.2026 on the subject cited above.

Please find enclosed copies of approved Zoning Plans for setting up of Integrated Residential Colony (Under NILP Policy) for Additional area measuring 2.145838 acres, exchange land measuring 4.1875 acres and earlier UD area changed into residential Plots, Nursery School-2 and Nursing Home-1 forming parts of colony bearing licence no. 124 of 2022 dated 18.08.2022 (75.46875 acres after including 4.1875 acres land exchange with HSVP) and License No. 61 of 2026 dated 07.04.2026 (2.145838 acres) thereby total 77.61458 acres in Sector-3, 4 & 4A, Pinjore Kalka Urban Complex, District Panchkula for information and necessary action subject to the condition that the part of licenced land falling under sector roads, 24 m wide internal circulation road and green belt including 12 m wide service road shall be transferred in favour of the Government within a period of 30 days from the date of issuance of this letter.

The detail of approved demarcation-cum-zoning plan of Residential Colony (under NILP) and Community Sites is given as under:-

Ser. No.	Subject	Drawing No.	Date
1.	Demarcation-cum-zoning plan of Residential Plotted Colony (under NILP).	DTCP-12198	18.05.2026
2.	Commercial site measuring 2.25 acres	DTCP-12199	18.05.2026
3.	Nursery School-2 site measuring -0.223 acres	DTCP-12200	18.05.2026
4.	Nursing Home-1 site measuring -0.251 acres	DTCP-12201	18.05.2026

DA/As above


(Babita Gupta)
District Town Planner (HQ)
For Director Town and Country Planning,
Haryana, Chandigarh.

Endst. No. ZP-1690/JD(SP)/2026/_____ Dated:-_____

Copies of approved demarcation-cum-zoning plan of subject cited Demarcation-cum-zoning plan of Residential Plotted Colony (under NILP), Nursing Home-1, Nursery School-2 and Commercial are forwarded to the following for information and necessary action:-

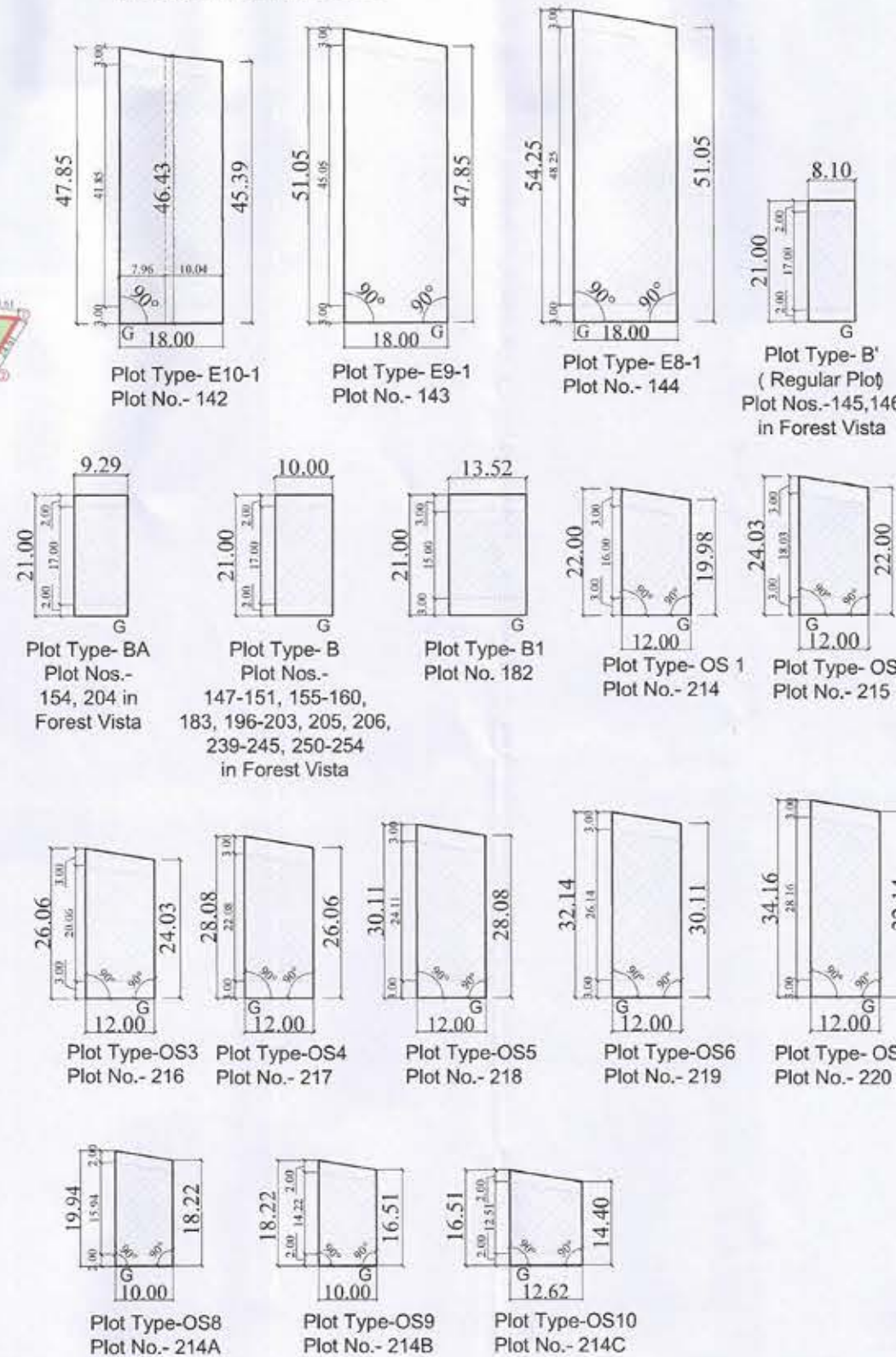
1. Senior Town Planner, Panchkula.
2. District Town Planner, Panchkula.
3. PM (IT), Nodal Officer, for updation the department website.

DA/As above

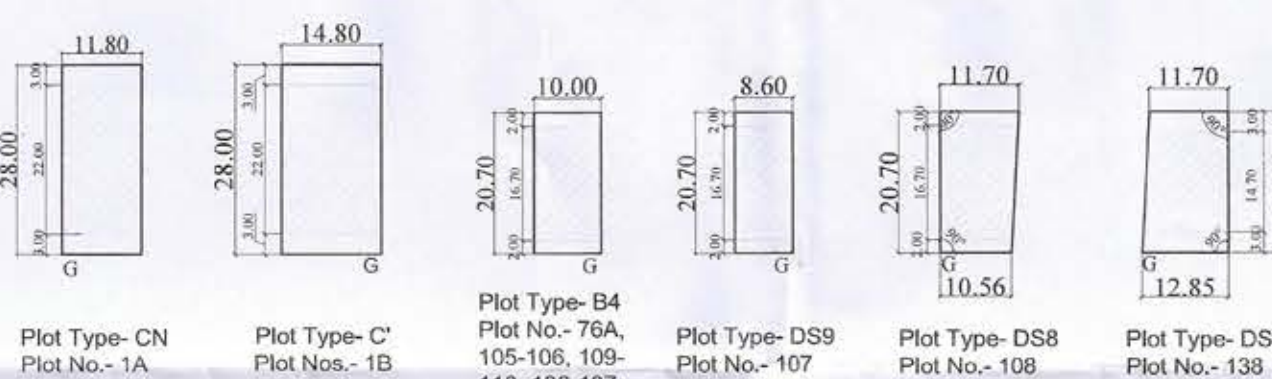
/
(Babita Gupta)
District Town Planner (HQ)
For Director Town and Country Planning,
Haryana, Chandigarh



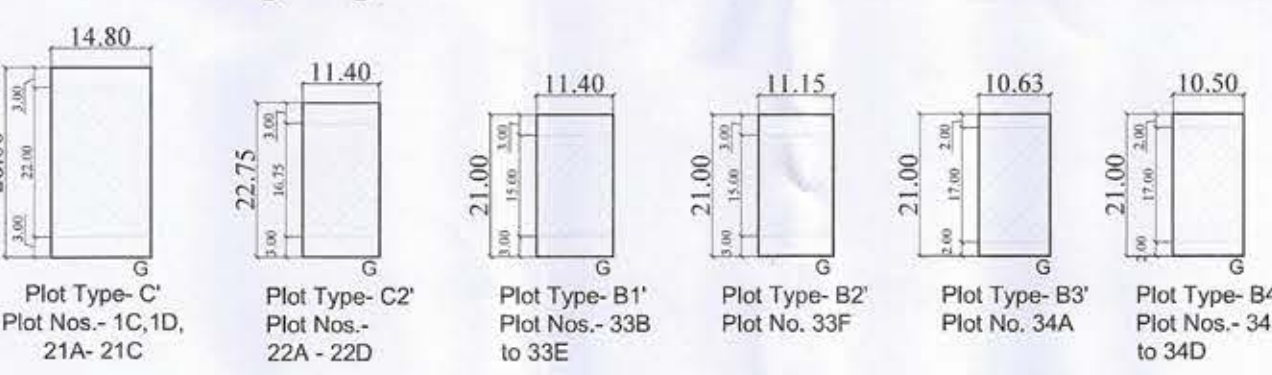
ADDITIONAL PLOTS (PART 1)- Revision in Layout due to UD & Plots falling in land handed over by HSVP
FOREST VISTA PLOTS-



HILLS VISTA- B PLOTS-



ADDITIONAL PLOTS (PART 2)- Plots falling in land added through Migration



DEMARCATON CUM ZONING PLAN OF RESIDENTIAL PLOTTED COLONY (UNDER NILP POLICY) MEASURING 75.46875 ACRES (LIC. NO. 124 OF 2022 DATED 18-08-2022) AND LIC. NO. 61 OF 2026 DATED 07.04.2026 AREA MEASURING 2.14583 ACRES. TOTAL AREA MEASURING 77.61458 ACRES IN SECTOR - 3, 4 & 4A, PINJORE KALKA URBAN COMPLEX, DISTRICT - PANCHKULA BEING DEVELOPED BY M/s TRIDENT HILLS PVT. LIMITED AND OTHERS

For purpose of Code 1.2 (xcvi) & 6.1 (1) of the Haryana Building Code, 2017, amended from time to time.

1. USE ZONE:-
The land shown in this zoning plan shall be utilized in accordance with the marking explained in the table below and no other manner whatsoever:

Notation	Permissible use of land on the portion of the plot marked in column 1	Type of building permissible on land marked in column 1.
1.	2.	3.
	Road	Road furniture at approved places.
	Public open space	To be used only for landscape features.
	Residential Buildable Zone	Residential building.

2. MAXIMUM PERMISSIBLE GROUND COVERAGE BASEMENT, FAR AND MAXIMUM PERMISSIBLE HEIGHT / INCLUDING STILT PARKING :-

- (a) The building or buildings shall be constructed only with in the portion of the site marked as build able zone as explained above, and nowhere else.
- (b) The Maximum permissible ground coverage, basement,F.A.R and maximum permissible height / including stilt parking on the area of the site mentioned in column-1, according to the table below :-

Plot Area	Maximum permissible coverage for each floor	FAR as per approved	Maximum permissible Height (in-meters)	The rate of additional purchasable FAR is as per policy having effect on the date of the plan
1	2	3	4	5
Below 15 upto 100 square meters	75%	100%	2.64	15.50
Above 100 upto 150 square meters	75%	140%	2.64	15.50
Above 150 upto 200 square meters	75%	140%	2.64	15.50
Above 200 upto 250 square meters	75%	140%	2.64	15.50
Above 250 upto 300 square meters	80%	130%	2.40	15.50
Above 300 upto 500 square meters	80%	120%	2.40	15.50
Above 500 square meters	80%	100%	2.40	15.50

The proportion up to which a site may be covered with building shall be in accordance with the provisions of Haryana Building Code, 2017:-

- Note:-**
- (a) In case of permissible ground coverage as permitted in the rules is not possible to achieve on the ground the same may be achieved on upper floor.
- (b) The additional FAR is allowed on payment of charges as approved by the Government from time to time.
- (c) The stilts are permitted for parking purpose in residential plots of all sizes, subject to the condition that maximum permissible height if building shall not exceed 16.5 meters as per the terms & conditions of the policy circulated vide memo no misc-2339-VOL-III-ULB/7/5/2006-2TCP dated 20.10.2020.

3. SITE COVERAGE AND FLOOR AREA RATIO (FAR):-

- (a) The building or buildings shall be constructed only within the portion of the site marked as Building zone as explained above, and nowhere else.
- (b) The maximum permissible density in NILP colony shall be 400 PPA. Irrespective of the area of such project, the maximum permissible FAR shall be 1.25 with a provision that additional 0.25 FAR of the entire colony on account of purchasable development rights (PDR) shall also be allowed.

4. HEIGHT OF BUILDING AND PERMISSIBLE NO. OF STOREY:

The maximum Height and No. of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017.

5. SUB-DIVISION / COMBINATION OF PLOTS.

No plot shall be sub-divided. However two plots under one ownership may be combined to form a single plot, subject to the following conditions:-
The site coverage and no. of dwelling units shall be as per clause number 2 & 3 above. The maximum permissible coverage shall be calculated considering the combined plot as a single plot.

6. BUILDING SETBACK

Building other than boundary wall and gates shall be constructed only within the portion of the site marked as residential build able zone in clause number 1 above.Balcony of width of maximum 1.80 meter in front and rear side of plot can be permitted with in the plot. No balcony beyond the rear set back shall be permitted.

7. HEIGHT OF THE BUILDING AND PERMISSIBLE NUMBER OF STOREY

The maximum height and number of storey shall be allowed on the plot as per provisions of Haryana Building Code, 2017.

8. STILT PARKING

Stilt parking is allowed in all sizes of plots. The clear height of the stilt shall be 2.40 meters from the plinth level and below the bottom of the beam. The stilt will not be permissible for any purpose other than parking.

9. PARKING:

- (a) Parking shall be provided as per the provisions of Haryana Buiding code-2017 as amended from time to time
- (b) In no circumstance, the vehicle(s) belonging to the plot shall be parked outside the plot area.

10. PLINTH LEVEL

The plinth height of building shall be as per Code no 7.3 of the Haryana Building Code 2017.

11. BASEMENT:

- a) Single level basement within the building zone of the site shall be provided as per code 6.3.(3)(i)(a) and shall be constructed, used and maintained as per code 7.16 of the Haryana Building Code, 2017.

12. RESTRICTION OF ACCESS FROM 45 METER (OR MORE) WIDE SECTOR ROADS AND PUBLIC OPEN SPACES

In the case of plots which abut on the 45 meters (or more) wide sector roads and plots which abut on public open spaces, no direct access whatsoever secondary or main shall be allowed into the plots from such roads and open spaces.

13. BOUNDARY WALL:

- (a) The boundary wall shall be constructed as per Code 7.5.
- (b) The boundary walls in front courtyard which abut on a road or an open space shall be constructed according to standard design as approved by the DTCP, Haryana. The boundary wall in the rear courtyard/setback shall not be more than 1.80 meters in height.
- (c) In case of corner plots, boundary walls shall be rounded off at such corner by a radius as given below:-
i). 0.5 meters Radius for plots opening on to open space.
ii). 1.0 meters Radius for E.W.S. plots.
iii). 1.5 meters Radius for 125 sq. meters to 420 sq. meters
iv). 2.0 meters. Radius for plots above 420 sq. meters
- (d) The owner/applicant if desires, is permitted to not construct boundary wall in front of plot , so that the said area can be utilized for parking.

14. GATE AND GATE POST

- a) Gate and gate post shall be constructed as per approved standard design, at the position indicated on the zoning plan.
- b) An additional wicket gate of standard design not exceeding 1.25 meter width may be allowed in the front and side boundary wall provided further that no gate shall be allowed in the rear boundary wall or towards the sector road and public open space.

15. DISPLAY OF POSTAL NUMBER OF THE PLOT

The premises number and postal address shall be written at the space shown for this purpose on the standard design of the gate as per approved design.

16. GARBAGE COLLECTION POINT

Every plot holder shall make adequate provision for garbage collection in his own plot and make suitable arrangement for disposal at the towable collection point to be provided by the colonizer.

17. ACCESS

No plot or public building will derive an access from less than 12.00 meters wide road.

GENERAL:

- (a) That the coloniser/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- (c) That the coloniser/owner shall strictly comply with the directions issued vide Notification No. 19/5/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
- (d) That the coloniser/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No. 22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department, if applicable.
- (e) Fire safety protection measures shall be regulated by Haryana fire service Act, 2009, as amended from time to time.
- (f) Rain water Harvesting shall be provided as per Haryana Building Code, 2017(if applicable).

NOTES:-

Read this drawing in conjunction with the demarcation plan verified by DTP, Panchkula vide Endst. No. 587 Dated 29/04/2026.

DRG. NO. DTCP 12198 DATED 18-05-2026

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