



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 08.10.2025.

Item No. 302.03

(ix) **Promoter:** Trident Hills Pvt. Ltd.

Project : "TRIDENT HILLS 3"- An Integrated Residential Plotted Colony under NILP Policy-2022 on land measuring 51.4062 acres situated in the revenue estate of village Islam Nagar, sector 3, 4 and 4A, Pinjore Kalka, Urban Complex, Panchkula.

Temp ID : RERA-PKL-1666-2025.

Present: Adv. Neeraj Puri and Sh. Yash Tiwari (Authorised Representative) on behalf of promoter.

1. The applicant/promoter has applied for registration of project namely 'Trident Hills 3' an integrated residential plotted colony under NILP Policy 2022 for the land measuring 51.4062 acres situated in the revenue estate of Village Islam Nagar, Sector 3, 4 and 4A of Pinjore Kalka, Urban Complex, Panchkula for which DTCP has revised the land schedule in lieu of exchange of land of 7.74 acres forming part of Licence No. 124,125 & 135 of 2022 with HSVP. Now revised LOP for area measuring 68.21874 acres consisting of a Group Housing Pocket measuring 16.8125 acres has been approved.

2. The application was examined and following observations were conveyed to the promoter on 01.10.2025:

- i. The Architectural firm should also submit a list of Professionals engaged and the list of Projects undertaken.
- ii. Email id of all the directors need to be different.
- iii. Total 13 companies/individuals are land owners, however, their share is not marked on layout plan.
- iv. Some of the land is mortgaged with KMBC and NOC for certain land is placed at page no. 109. However, there is cutting on the land area mentioned in it.
- v. Khasra no. 364/2 and 586/259/2 is frozen which is not marked on layout plan.
- vi. ITR of Trident Hills Pvt. Ltd. of last 3 years is not submitted.
- vii. There are 2 land pockets marked with blue color of layout plan, however, its



- status is not clear.
- viii. Application for registration on land measuring 51.406 acres has been received whereas DTCP has approved a layout plan of 68.218 acres. No phasing plan for this area has been enclosed.
- ix. A joint undertaking signed both by the Promoter and licensees showing/ accepting their shareholding in the Project be submitted.
- x. A joint undertaking be submitted by both the landowner/ licensees that in consideration of the development of the said land, the landowners have got their share of land. The promoter shall also submit the exchange deed and revenue document regarding the same.
- xi. The promoter should mark on layout plan, the area of 5.859 acres mortgaged against a loan of ₹ 50 crores by Kotak Mahindra Bank.
- xii. The promoter should mark on layout plan the total area against which civil suits are pending in the court.

3. Vide reply dated 03.10.2025 and 08.10.2025, the promoter has complied with the above observations, therefore, the Authority found the project fit for registration subject to following conditions:

- i. The promoter shall submit the details of the RERA bank accounts (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in Form REP-I, the Promoter is directed to issue a public notice of minimum size of "3x3" (in two newspapers widely circulated in the area including one in Hindi) indicating details all three accounts, i.e., 100%, 70% and 30%, 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. Promoter shall submit duly approved building plans in respect of commercial site measuring 2.43556 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket. Promoter shall also allot commercial space to the landowner.
- iii. Promoter shall submit a copy of 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.
- iv. Promoter shall intimate to the Authority before taking any loan from any Bank/Financial Institution against the said registered project.
- v. That as per the joint undertaking both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- vi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number issued by the Authority. The QR code and RC number should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.



- vii. 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.
- viii. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(l)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) 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 as per joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter has not to execute an addendum to the collaboration agreement in future.
- x. That the promoter should submit an approved copy of the building plans of Group Housing pocket measuring 16.8125 Acres to the Authority for registration within 120 days. A supplementary registration for this Group Housing Pocket will be issued to the Promoter with the same completion date i.e. 31.12.2031
- xi. Promoter shall abide by the orders passed/to be passed by Hon'ble Courts in
- xii. CR-5004-2024 (O & M) Trident Hills Pvt. Ltd v/s Gurcharan & Others, and civil suit Babu Ram v/s Trident Hills Pvt Ltd (CS/223/2025) and Gurcharan v/s Trident Realty (CS/161/2022). Further the plots/commercial area affected by these court cases shall remain freezed till decision of the court.
- xiii. That following plots coming to the share of landowner/licencee cannot be put to sale by the promoter and can be sold by landowner:
- Name of landowner: Tajinder Singh Plot no. AVA-059
 - Name of landowner: Narender Singh Plot no. AVA-077
4. Disposed of.



True copy


Executive Director,
HRERA, Panchkula

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

E. Alshally

Shelly
16/10/25

STP on leave



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Item No. 302.03

Consideration of the applications received by the Authority for Registration of New Projects.

(ix) **Promoter: Trident Hills Pvt. Ltd.**

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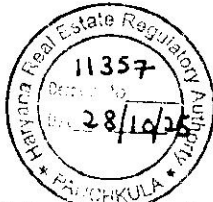
Temp ID : 1666-2025.

In the meeting of the Authority held on 08.10.2025 vide item no. 302.03(ix), the proceedings for the grant of registration certificate of the above mentioned project was approved and uploaded on the website of the Authority. However, these proceedings are amended to the following extent:-

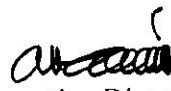
i. The special condition II be read as

"Promoter shall submit duly approved building plans in respect of commercial site measuring 2.43556 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.

ii. The completion date mentioned in the special "condition X" be read as 31.12.2031



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HRERA, Panchkula

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