



## **HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 24.12.2025.**

### **Item No. 308.03**

**(xv) Promoter:** Trident Park Town Private Limited.

**Project:** "Trident Parktown 1" on land measuring 59.77084 Acres situated in revenue estate of Village Nizampur and Azizullapur, Sector-19A and 40, District Panipat.

**Temp ID:** RERA-PKL-1884-2025.

**Present:** Sh. Sanjeev Bholia, authorized representative of the Promoter company along with Sh. Sohan Pant.

This application is for registration of project namely, "Trident Parktown 1" bearing License No. 242 of 2025 dated 04.12.2025 valid upto 03.12.2030, granted by Town and Country Planning Department, Haryana in favor of by Trident Park Town Pvt. Ltd for the development of a Residential Plotted Colony on total land measuring 59.77084 acres (44.26402 acres, migrated from license no. 40 of 2011 and 15.51042 acres a fresh land) situated, Sector-19A and 40, District Panipat.

The application was examined and following observations were conveyed to the promoter on 18.12.2025:

- i. Entry of license number in revenue record be submitted;
- ii. CA certified cash flow statement be submitted;
- iii. ITR of the Assessment year 2025-2026 be submitted;
- iv. Board Resolution not in original;
- v. If the project property is mortgaged to IndusInd Bank as per Non-default certificate how will the promoter execute conveyance deed with the allottees. Justification be provided;
- vi. Payment plan inclusive of quantum of all other charges to be paid by the allottee till the grant of Possession be submitted;



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- vii. Whether communication address and registered address are same. If not, communication address be submitted;
- viii. IFSC code along with branch name of IndusInd Bank be submitted.
- ix. Pan card of Sh. Kavinder Chaudhary is not legible;
- x. An affidavit that except 37 plots no plots have been sold;
- xi. NOC submitted by Indusind Bank should be in original and should mention the area of the Project and the loan disbursed;
- xii. The Promoter has proposed to construct floors on 26 plots. Since this registration is for a plotted colony therefore separate registration will have to be obtained for floors;
- xiii. Since it is a plotted colony the date of approval of Building Plans in Part C will have to be deleted;
- xiv. Signatures of the applicant who has signed RERA registration application be authenticated;

2. The promoter vide replies dated 19.12.2025, 22.12.2025 and 24.12.2025 has compiled with all the above deficiencies. The Authority finds the project fit for registration subject to following conditions;

- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of minimum size of 3 x 3 (inches) (in two newspapers i.e. one in Hindi and one in English widely circulated in the area) 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 prior permission of the Authority.
- ii. Promoter shall also 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.
- iii. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- iv. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity 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, on the top-right corner.
- v. 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.



- vi. Promoter shall submit a copy of the building plans approved in respect of commercial pockets measuring 2.21 Acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pockets.
- vii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- viii. The payment plan approved in REP-I should be incorporated in the BBA along with the quantum of all other charges to be paid by the allottee till the grant of Possession. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- ix. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
- x. As per affidavit cum undertaking dated 24.12.2025, promoter shall be fully liable for allottees of 37 plots allotted earlier by erstwhile developer and promoter shall get executed conveyance deed, if any, of these 37 allottees.
- xi. After receipt of full consideration amount of plot/unit from the allottee, the promoter shall obtain NOC from Indusind Bank for release of bank charge to execute conveyance deed of said allottee.
- xii. The following plots kept freezed by DTCP will not be sold till they are de-freezed by DTCP and RERA, Panchkula.

S.No.	Plot No.	Plot area (in sq.m)	Reason
1.	158	325.00	HT Line
2.	159	300.00	HT Line
3.	160	300.00	HT Line
4.	161	300.00	HT Line
5.	162	300.00	HT Line
6.	163	300.00	HT Line
7.	164	300.00	HT Line
8.	172	318.250	HT Line/Access
9.	173	300.00	HT Line/Access
10.	174	300.00	HT Line/Access
11.	175	300.00	HT Line/Access
12.	176	300.00	Access
13.	177	300.00	Access
14.	178	300.00	Access
15.	179	300.00	Access
16.	180	282.250	Access
17.	181	300.00	Access
18.	182	300.00	Access
19.	196	300.00	HT Line
20.	197	300.00	HT Line
21.	198	318.250	HT Line
22.	263	345.037	HT Line
23.	285	210.960	HT Line
24.	316	251.277	HT Line



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25.	317	251.277	HT Line
26.	331	210.650	HT Line
27.	332	210.650	HT Line
28.	333	210.650	HT Line
29.	335	142.737	HT Line
30.	338	235.352	HT Line
31.	339	235.352	HT Line
32.	340	235.352	HT Line
33.	341	235.352	HT Line
34.	342	235.352	HT Line
35.	367	187.200	HT Line
36.	368	187.200	HT Line
37.	369	172.080	HT Line
38.	370	172.080	HT Line
39.	371	279.180	HT Line
40.	376	187.200	HT Line
41.	405	186.680	HT Line
42.	406	186.680	HT Line
43.	407	171.602	HT Line

3. The office is directed to get the necessary corrections done in Form REP-I (Part A).
4. Disposed of. File be consigned to record room after issuance of registration certificate.

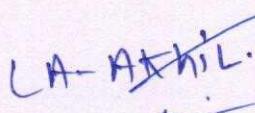


True copy

  
Executive Director,  
HRERA, Panchkula

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

STP  
(on leave)

  
A. Atishil  
30.12.2025

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