



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 26.08.2026.

Item No. 330.03

- (xv) **Promoter:** Trident Park Town Private Limited.
- Project Name:** "Trident Parktown 2" an integrated residential plotted colony (under NILP Policy-2022) to be developed on land measuring 54.81833 acres (excluding UD area of 9.49 acres) situated in the revenue estate of village Nizampur, Chandoli & Azizulpur, Sector 19-A, Panipat.
- Temp Id:** RERA-PKL-2150-2026.
- Present:** Sh. Sanjeev Bhola and Sh. Naveen on behalf of promoter.

1. An application for registration of project cited above has been received from the promoter on 18.08.2026. License No. 159 of 2026 dated 10.08.2026 valid upto 09.08.2031 for an area measuring 64.30833 acres has been granted in favour of Sh. Mohit, Sh. Parveen Kumar, Sh. Sumar Singh, Swift Auto Components Pvt. Ltd., Diamond Build Prop Pvt. Ltd., Trident Park Town Pvt. Ltd., Ashutosh Realtors Pvt. Ltd. in collaboration with Trident Park Town Pvt. Ltd.
2. The application was examined and following observations were conveyed on 21.08.2026:

- i. Name of all the licencees have not been mentioned in Part B.
- ii. Address of persons operating escrow account have not been submitted.
- iii. Signatures of Kanwal Preet Singh Babber and Sanjeev Kumar Bhola are not attested on Board Resolution submitted at CP 41.
- iv. IndusInd Bank letter at CP 171 be filed in original.
- v. Payment plan at CP 295 is not in order.
- vi. Undertaking allocating plots to the licencees at CP-392 is neither filed in original nor by way of notarized affidavit.
- vii. Plots to be allocated to the landowner/licencees be marked on the layout plan.
- viii. Consideration clause relating to the licensee companies as per collaboration agreement dated 03.07.2024 is not clear. A number of other companies are also there in the agreement. A clarification in this regard be submitted.



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- ix. Undetermined area (i.e., 9.49 acres) should be excluded from the registration.
- x. Joint undertakings of the licensee companies and promoter regarding joint and several liability, compliance of provisions of 4 (2) (I) (D) of the Act and consideration to be given to allottees have not been submitted.
- xi. Whether any 3rd party rights have been created in the license no. 40 of 2011 in whose migration present license has been granted.
- xii. Who shall maintain the colony after 5 years of grant of completion certificate.
- xiii. Status of balance land of license no 40 of 2011 alongwith status of registration be submitted.
- xiv. List of plots affected by HT line be submitted.
- xv. Registration fee is deficit by Rs. 10,08,099/-.

3. Vide replies dated 24.08.2026 and 25.08.2026, the deficiencies mentioned above have been complied by the promoter.

4. After consideration, the Authority found the project fit for registration subject to the following special 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. If there is a change in the account numbers, then a bank statement of the previous account and the new account along with a certification from the CA that the entire balance in the previous account has been transferred to the new bank account be submitted. The Promoter is also 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% 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 explicitly mentioned in the payment plan as submitted in the Authority, shall be payable by the allottees.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- iv. 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.
- v. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity as issued by the Authority. The QR code, RC number alongwith validity should be affixed on the top-right corner 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.



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- 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. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 2.08 acres to the Authority along with deficit fee, if any, 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.
- ix. Both the promoter and landowner/licencee shall comply with the provisions of section 4(2)(I)(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.
- x. That plot nos. JV 01, JV 02, JV 18, JV 19, GV 103 and GV 104 total measuring 1390.12 sq yards coming to the share of landowner/licencees Sh. Mohit, Sh. Parveen Kumar and Sh. Sumar Singh cannot be put to sale by the promoter.
- xi. That both the landowner/licencee and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- xii. That 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.
- xiii. That following plots shall remain frozen till the shifting of HT Line by DTCP, Haryana and defreezing by RERA Panchkula: -

S.No.	Plot Number	No of Plots	Remarks
1	GV (2-5, 18-21, 27-30, 39-42)	16	HT Line - Frozen Plot due to 132 KV Line
2	LV 4	1	HT Line - Frozen Plot due to 33 KV Line
3	GV 111	1	HT Line - Frozen Plot due to 132 KV Line
4	GV (51-55, 74-77, 91-93, 112-113)	14	HT Line - Frozen Plot due to 132 KV Line
5	CV-116	1	LT Line - Frozen Plot due to 440V Line
6	LV (5-6)	2	HT Line - Frozen Plot due to 33 KV Line
7	CV -56	1	HT Line - Frozen Plot due to 11/33 KV Line
8	CV(64-65, 88-90, 102-105, 110-113, 118-120)	16	HT Line - Frozen Plot due to 11/33 KV Line
9	CV (36-37, 52-53, 68-69, 84-85, 128-129, 144-145, 150-151)	14	HT Line - Frozen Plot due to 33 KV Line
10	CV-34	1	HT Line - Frozen Plot due to 11 KV



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			Line
11	CV-55	1	HT Line - Frozen Plot due to 11 KV Line
12	CV (66, 87, 126, 147)	4	HT Line - Frozen Plot due to 11 KV Line
13	CV-148	1	HT Line - Frozen Plot due to 11 KV Line
14	CV (1-2, 09-11, 15-17, 30-32)	11	HT Line - Frozen Plot due to 33 KV Line
15	CV-12	1	HT Line - Frozen Plot due to 11 KV Line
16	CV-14	1	HT Line - Frozen Plot due to 11 KV Line
17	CV-33	1	HT Line - Frozen Plot due to 11 KV Line
18	JV92	1	HT Line - Frozen Plot due to 132 KV Line
19	JV(08-12, 25-28, 49-52, 62-65, 88-91)	21	HT Line - Frozen Plot due to 132 KV Line
	Total Nos.	109	

5. Payment Plan be uploaded on the web portal.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

Secretary (Acting),
HRERA, Panchkula

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

LA - Shubham.

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Shubham
3/9/26.

STP

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