



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 16.09.2026.

Item No. 332.03

- (v) **Promoter:** Trikaayn Real Estate LLP
- Project Name:** "Ellington-86" a Retirement Housing Project (under Retirement Housing policy dated 04.11.2024) to be developed on land measuring 0.96875 acres situated in the revenue estate of village Baselwa, Sector-86, Faridabad.
- Temp Id:** RERA-PKL-2093-2026.
- Present:** Sh. Jyoti Sidana (Authorised Representative).

1. This application is for registration of real estate project - "Ellington-86", a Retirement Housing Project (under Retirement Housing policy dated 04.11.2024) to be developed on land measuring 0.96875 acres bearing License No. 251 of 2025 dated 19.12.2025 valid upto 18.12.2030, situated in the revenue estate of village Baselwa, Sector-86, Faridabad granted in favour of Trikaayn Real Estate LLP.

2. The application was examined and following observations/deficiencies were conveyed to the promoter on 01.09.2026:

- i. Total licensed area in REP-I-Part B is incorrectly mentioned.
- ii. Authority to submit application for registration of this project not submitted.
- iii. Authority to execute conveyance deeds of the project in favour of allottees be submitted.
- iv. Non-default C.A. Certificate at Cp/91 is not in original.
- v. Cp-116 is not legible.
- vi. Profile of Engineer Firm be submitted duly showing projects executed till date.
- vii. List of units of the project along with FAR be submitted.
- viii. Valuation Reports of partners of LLP duly certified by registered valuer be submitted.



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- ix. The Promoter should submit an affidavit cum undertaking stating that no other supplementary Agreements exists other than those submitted with this application of project registration.
 - x. Net-worth of the LLP duly certified by the C.A. be submitted along with valuation from registered valuer.
 - xi. Brief Note regarding financial capacity and technical capability to develop the project be submitted.
 - xii. Details of unsecured loans of the Partners of the LLP and relationship status with the persons for whom loan has been taken be submitted. PAN of such persons be also submitted. Purpose of taking such loans be also submitted.
 - xiii. The Promoter should inform the potentiality of the Town as per the provisions of Urban Areas Act 1975.
 - xiv. Complete Copy of License be submitted- in view of above there could be certain additional observations.
 - xv. REP-I (Part H) Sr. No 10 is not clear.
 - xvi. Unnumbered page b/t Page 32 and 33.
 - xvii. Technical assistance Certificate (CP/124) is not signed by the Promoter.
3. On the last date of hearing, i.e., 02.09.2026, Sh. Jyoti Sidana appeared and informed that the reply to the observations will be submitted during the course of the day. The Authority directed the office to examine the reply and put up on the next date of hearing.
4. The promoter vide replies dated 07.09.2026 and 16.09.2026, has complied with all the above-mentioned deficiencies. After consideration, the Authority decides to register the project 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 apartments/units shall be sold. 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% 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 by Authority, 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 get approved the service plans/estimates within a period of six months from Town & Country Planning Department and shall submit a complete set of service plans and estimates to the Authority.

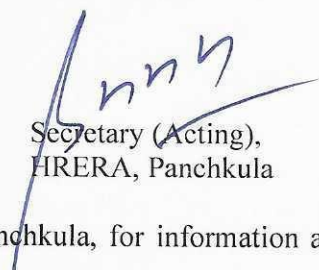


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- iv. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- v. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code, RC number and its validity should also 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.
- 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 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.
- viii. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- ix. Sh. Shubhank Chaudhary, one of the partners of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
5. File be consigned to record room after issuance of registration certificate. **Disposed of.**



True copy


Secretary (Acting),
HREERA, Panchkula

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

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