



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 02.09.2026.

Item No. 331.03

- (xi) **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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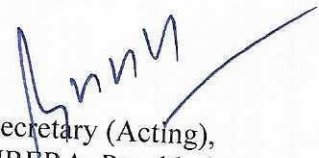
- ix. The Promoter should submit an affidavit cum undertaking stating that no other supplementary Agreements exists other than those submitted with this application of project registration.
- x. Net-worth of the LLP duly certified by the C.A. be submitted along with valuation from registered valuer.
- 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. Today, Sh. Jyoti Sidana appeared for hearing and informed that the reply to the observations will be submitted in the registry during the course of the day. The Authority directs the office to examine the reply and put up on the next date of hearing.

4. Adjourned to **16.09.2026**.



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.

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