



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



FORM 'REP-III' [See Rule 5(1)] REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted License No. 124 of 2022 dated 18.08.2022, 125 of 2022 dated 18.08.2022 and 135 of 2022 dated 26.08.2022 in favour of landowners in collaboration with Trident Hills Pvt. Ltd. for setting up of a Integrated Residential Plotted Colony under NILP Policy-2022 on land measuring 71.28125 acres, 52.97916 acres and 67.54166 acres respectively. Further License No. 21 of 2025 dated 28.02.2025 has also been granted for additional area measuring 2.17708 acres. DTCP has revised land schedule in lieu of exchange of land of 7.74 acres with HSVP and revised Layout Plan for area 68.21875 acres consisting of a group housing pocket of 16.8125 acres has been approved. Based on this revised land schedule and Layout Plan, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "TRIDENT HILLS 3" situated in the revenue estate of Village Islam Nagar, sector 3,4 and 4A, Pinjore Kalka, Urban Complex, Panchkula

Registration No. HRERA-PKL-PKL-782-2025

Dated:31.10.2025

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2. Promoter of the project is Trident Hills Private Limited, having its registered office at 310,Prakashdeep Building, 7 Tolstoy Marg, New Delhi, 110001. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U45200DL2007PTC160318 having PAN No AAKCS6739H. However, the Landowner/licencees are Swapan Ghar Propbuild Pvt. Ltd., Mogul Conbuild Pvt. Ltd., Veld Propbuild Pvt. Ltd., Ascent Township Pvt. Ltd., IRIS Propbuild Pvt. Ltd., Era Propbuild Pvt. Ltd., Prong Propbuild Pvt. Ltd., Magnolia Propbuild Pvt. Ltd., Soulmates Propbuild Pvt. Ltd., Magma Conbuild Pvt. Ltd., Sh. Tejinder Singh, Sh. Narender Singh and Trident Hills Pvt. Ltd.
3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in .
4. This Registration is being granted subject to following conditions that the promoter shall:
 - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) strictly abide by the declaration made in form REP-II.
 - iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.



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- iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules, 2017.
- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) the said project shall be completed by 31.12.2031. However, the registration shall be co-terminus with the validity of licenses granted by DTCP, Haryana.

Special 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

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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.
- 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 R.C number issued by the Authority. The QR code and R.C 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)(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.
- IX. That as per joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter

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shall not 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 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.
- XII. 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

			
Chander Shekhar	Dr. Geeta Rathee Singh	Nadim Akhtar	Parneet S Sachdev
Member	Member	Member	Chairman