



Residential Plots

Redefine Opulence Your Way

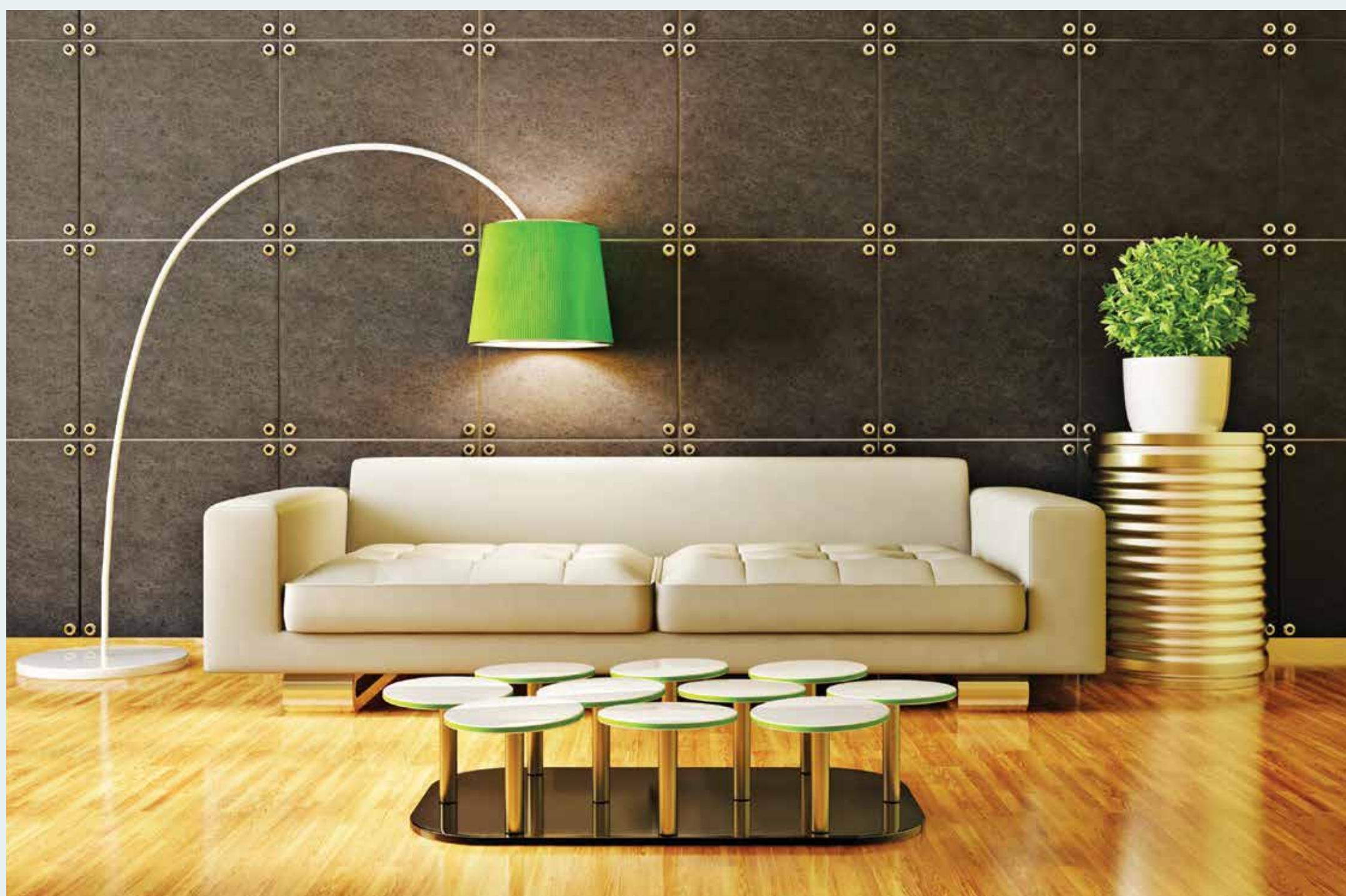


Actual View



Bespoke Luxury for Plush Life

Let your imagination run afar with plots adjacent to hills & forests to create your dream home the way you want it to be. Lodge the permanent address of your abode at a lovely cottage, mansion or a modern duplex bestowed with the splendid vision of the green habitat, the ataraxia of water bodies, and so much more. Let the promise of safety, sustainability and the delirious club life become your everyday life.





Flamboyant Living Nestled in the Lap of Nature

Let every space of your home tell a story of a spectacular experience as you begin life set amidst the glorious nature that offers you sanctuaries, dams, lakes and only the best that life has to offer. Create the perfect home, replete with everything you could need and more.



Actual Image





Actual Image



A Plethora of Features for Flawless Living

Let the Residential Plots swoon you with a plethora of amenities, assuring you that every moment you spend hereon is a moment filled with the bliss and laughter of your family.

- Advent of Luxury in Plot Sizes Ranging from 150-1000 sq.yds. (125.42-836.13 sq.m.)
- Located in Forest Vista, Hills Vista & Aqua Vista
 - Splendid Nature's View
 - Extravagant Social Infrastructure
 - Well-designed Project Layout
- Well-planned 12 m. & 24 m. Wide Internal Roads
- Excellent Connectivity with 45 m. Wide Sector Road
 - Provision for 24x7 Power Backup
 - Water Management System



TRIDENT HILLS

Premium. Pristine. Panoramic.

Spread across 200 acres (80.94 Ha) approx. and idyllically situated at the foothills of The Shivaliks, Trident Hills promises you to bring the best the nature has to offer and advanced modern construction practices and planning.

Location Advantages

- Adjacent to Shimla-Kalka Highway
 - 18 Kms from Chandigarh City
 - 5 Kms from Panchkula
 - 25 Kms from Mohali
 - 18 Kms from Zirakpur
 - 5 Kms From Pinjore
 - 40 Kms from Kasauli
 - 24 Kms from Chandigarh Airport
- 16 Kms from Chandigarh Railway Station
 - 12 Kms from Paras Hospital
 - 15 Kms from Alchemist Hospital
- 23 Kms from PGI Hospital
- 11 Kms from Command Hospital
- Adjacent to Aravali International School
 - 13 Kms from DPS, Panchkula
 - 13 Kms from The British School
 - 13 Kms from Saupin's Public School
- 27 Kms from The Lawrence School, Sanawar
 - 14 Kms from DT City Centre Mall
 - 18 Kms from Elante Mall
- 11 Kms from Panchkula Golf Club
- 18 Kms from Chandigarh Golf Club





The Azaleas
Experience the elite club life

- Meticulously planned party spaces
- World-class sports amenities including indoor games
 - Infinity pool with open bar
 - Rejuvenation spaces
 - Children's activity club
 - and much more...



Township Features

- Theme Gardens
 - Herb Garden
- Birdhouse with Feeder
 - Amphitheatre
 - Jogging Track
- Landscaped Open & Green Areas
 - Electric Car Charging Point
 - Smart Street Lights
- CCTV Surveillance with 3rd Party Monitoring
 - Control & Command Centre
- Provision for 24x7 Power Backup
 - Recycled Water for Sanitation



*Aforementioned features are meant for the entire township and are not exclusive to residential plots.

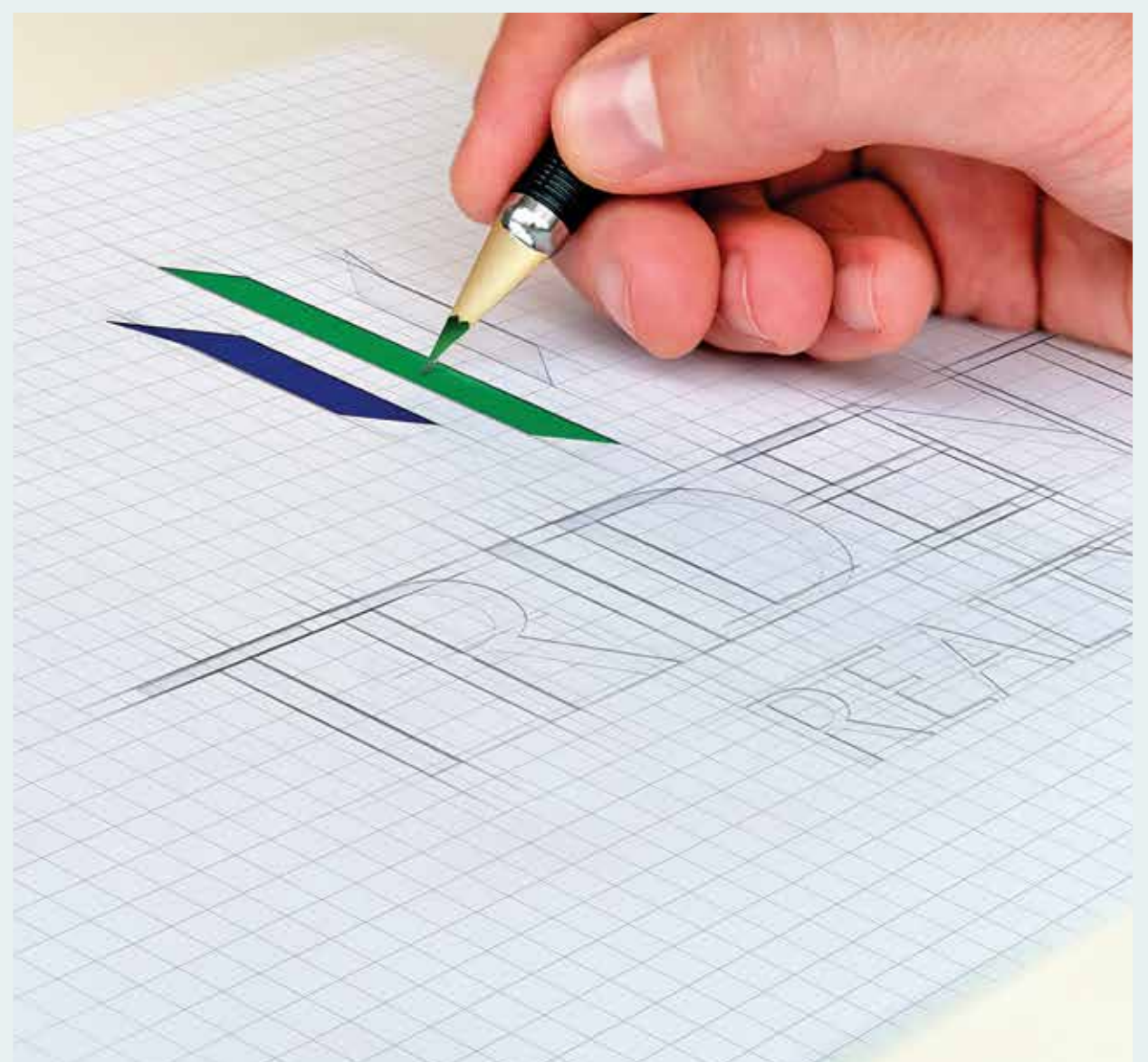




A Commitment to Build the Nation

A nation thrives when the people are driven by the commitment to devise sustainable strategies keeping the future in mind. At Trident Realty, we are driven by our stalwart desire to revolutionise the realty industry.

The organization aims to keep the utmost transparency in all its operations and effort to make sure that you get only the best. The foundation is strengthened with a sustainable approach that aligns with each of the projects it delivers. The group stays focused on Building the Nation through the adaptation of technology without compromising on the ethos of Customer-centricity, Sustainability and Well-being.





Trident Hills 1 (RERA Certificate)


HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Integrated Residential Plotted-cum-Group Housing Colony under NILP-2022 namely "Trident Hills 1" on land measuring 60.69 acres (excluding group housing area measuring 8.223 acres and Area under undetermined use measuring 2.361 acres out of total licensed area measuring 71.28 acres) situated in the revenue estate of Islam Nagar, Sector-3,4 an 4A, Pinjore Kalka Urban Complex, Distt. Panchkula vide

Registration No. HRERA-PKL-PKL-355-2022 Dated: 30.09.2022

2. Promoter of the project is Trident Hills Pvt. Ltd., having its registered office at 310, Prakashdeep Building, 7 Tolstoy Marg, East Delhi, 110001. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana, with CIN. U45200DL2007PTC160318 having PAN No AAKCS8739H.




Project Registration No. HRERA-PKL-PKL-355-2022

HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

3. Information submitted by the promoter about the project may be viewed in the PDF uploaded along with this certificate on the web portal of the Authority www.haryanarera.gov.in

4. This Registration is being granted subject to following conditions:

- 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.
- strictly abide by the declaration made in form REP-II.
- 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.
- 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.
- a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.



Project Registration No. HRERA-PKL-PKL-355-2022

HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.


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 17.08.2027.

Special Conditions

- That promoter shall abide by Resolution Plan approved by Hon'ble NCLT vide order dated 06.08.2021.
- That promoter shall get the group housing area measuring 8.223 acres of the colony registered, after getting the necessary approvals from Town and Country planning Department.
- The promoter shall submit a copy of demarcation plan, zoning plan and service plans to the Authority immediately after their approval by Town & Country Planning Department.
- The promoter shall submit duly approved building plans in respect of commercial pocket measuring 2.27 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 pocket.



Project Registration No. HRERA-PKL-PKL-355-2022

HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

v) That the promoter will not sell plots/floors (i.e. Plot Nos D-1 to D-17 and D-1A) as shown "Plots for Floors" on the layout plan till a copy of the approved plans are not submitted to the Authority.

sd/-
Dr. Geeta Rathee Singh
Member

sd/-
Nadim Akhtar
Member

sd/-
Dilbag Singh Sihag
Member Chairman

No. HRERA- 916 - 2022 Dated: 30-09-2022

Granted under the hand and seal of the Executive Director to the Authority.

SEAL  Signature: 
Name: K.L. Aggarwal
Executive Director
Haryana Real Estate Regulatory Authority Panchkula



Trident Hills 2 (RERA Certificate)


HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Integrated Residential Plotted-cum-Group Housing Colony under NILP-2022 namely "Trident Hills 2" on land measuring 43.755 acres (excluding area under undetermined use measuring 9.215 acres out of total licensed area measuring 52.97 acres) situated in the revenue estate of Islam Nagar, Sector-3,4 an 4A, Pinjore Kalka Urban Complex, Distt. Panchkula vide

Registration No. HRERA-PKL-PKL-356-2022 Dated: 30.09.2022

2. Promoter of the project is Trident Hills Pvt. Ltd., having its registered office at 310, Prakashdeep Building, 7 Tolstoy Marg, East Delhi, 110001. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana, with CIN. U45200DL2007PTC160318 having PAN No AAKCS8739H.




Project Registration No. HRERA-PKL-PKL-356-2022

HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

3. Information submitted by the promoter about the project may be viewed in the PDF uploaded along with this certificate on the web portal of the Authority www.haryanarera.gov.in

4. This Registration is being granted subject to following conditions:

- 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.
- strictly abide by the declaration made in form REP-II.
- 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.
- 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.
- a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.



Project Registration No. HRERA-PKL-PKL-356-2022

HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.


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 17.08.2027.

Special Conditions

- That promoter shall abide by Resolution Plan approved by Hon'ble NCLT vide order dated 06.08.2021.
- The promoter shall submit a copy of demarcation plan, zoning plan and service plans to the Authority immediately after their approval by Town & Country Planning Department.
- The promoter shall submit duly approved building plans in respect of commercial pocket measuring 1.063 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 pocket.



Project Registration No. HRERA-PKL-PKL-356-2022

HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

iv) That the promoter will not sell plots/floors (i.e. Plot Nos under Category A - 83 plots and Category A4 - 2 plots) as shown "Plots for Floors" on the layout plan till a copy of the approved building plans are not submitted to the Authority.

sd/-
Dr. Geeta Rathee Singh
Member

sd/-
Nadim Akhtar
Member

sd/-
Dilbag Singh Sihag
Member Chairman

No. HRERA- 917 - 2022 Dated: 30-09-2022

Granted under the hand and seal of the Executive Director to the Authority.

SEAL  Signature: 
Name: K.L. Aggarwal
Executive Director
Haryana Real Estate Regulatory Authority Panchkula



TRIDENT HILLS PRIVATE LIMITED
(Formerly Known as Ireo Fiveriver Private Limited)
Sector-4, PKUC, Pinjore, Panchkula-134102, Haryana (India)
+91 173 335 0031 | tridenthills.in

Project Name – Trident Hills 1 & Trident Hills 2

HARERA Registration No. – HRERA-PKL-PKL-355-2022 dated 30.09.2022 & HRERA-PKL-PKL-356-2022 dated 30.09.2022

HARERA Website – <https://haryanarera.gov.in>

Promoter – M/s Trident Hills Private Limited (Formerly known as IREO Fiveriver Private Limited)

Disclaimer: This brochure any other visual representation indicating amenities, specifications etc. in this advertisement are purely indicative in nature depicting conceptual/artistic impressions; and do not constitute advertising, marketing, booking, selling or an offer or invitation for sale, invitation to purchase a unit in the proposed project. The contents may be modified in terms of stipulations/ recommendations under the RERA Act and Rules made thereunder, and accordingly may not be fully in line thereof as on date. Viewers/prospective buyers are requested to directly verify all details and aspects of the proposed project in respect of any proposed booking/ purchase of any units/premises, directly with our authorised sales team prior to concluding any decision for buying any unit(s) in the proposed project(s). No representation with regard to compliances done against any of the proposed projects are being depicted here. You should make yourself aware about the RERA registration status of the listed real estate projects before purchasing property. Information relating to products and/ or programs described herein may be changed or updated anytime without any notice. No information given herein creates a warranty or expands the scope of any warranty that cannot be disclaimed under applicable law. By using or accessing the content herein, the user agrees, acknowledges and accepts all the terms and conditions of the disclaimer without any qualification or limitation.

The Project is being developed by Trident Hills Private Limited (Formerly known as Ireo Fiveriver private limited). The Developer has availed construction finance from IndusInd Bank Ltd. and has mortgaged the Project Land for the same. NOC shall be provided by IndusInd Bank Ltd. as per requirement.

*Membership charges for the Club – The Azaleas, shall be governed by the terms of allotment. Terms & Conditions apply.

For detailed disclaimer, Kindly refer to www.tridenthills.in

Trident Hills is envisaged as an integrated township spread over approx. 200 acres (80.94 Ha) of land, in respect of which licenses bearing no. 124 of 2022 dated 18.08.2022, 125 of 2022 dated 18.08.2022 & 135 of 2022 dated 26.08.2022 for 192 acres (77.7 Ha) have been issued.

Trident Hills 1 & Trident Hills 2 are registered under RERA in respect of License No. 124 of 2022 dated 18.08.2022 & License No. 125 of 2022 dated 18.08.2022 respectively.

License no. 135 of 2022 dated 26.08.2022 pertains to future development in Trident Hills.

*All distances mentioned in this brochure are approximations.