



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 Hills1" 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 AAKCS6739H.



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.



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

i) That promoter shall abide by Resolution Plan approved by Hon'ble NCLT vide order dated 06.08.2021.

ii) 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.

iii) 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.

iv) 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.



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. Kapoor
Executive Director
Haryana Real Estate Regulatory Authority Panchkula