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. 242 of 2025 dated 04.12.2025 which is valid upto 03.12.2025 for setting up of a Residential Colony under (NILP Policy-2022) on an area measuring 59.77084 acres *(44.26402 acres migrated from license no. 40 of 2011 and 15.51042 acres a fresh land)* in Sector-19A and 40, District Panipat. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Trident Parktown 1" situated in the revenue estate of Village Nizampur & Azizullapur, Sector-19A and 40, Panipat vide;

Registration No. HRERA-PKL-PNP-819-2026 **Dated: 05.01.2026**

2. Promoter/Licensee of the project is Trident Park Town Pvt. Ltd, having its registered office at 310, Prakasndeep Building, 7 Tolstoy Marg, New Delhi-110001. Promoter is a Private Limited Company registered with Registrar of Companies, Delhi with CIN U70104DL2023PTC410282 having PAN No AAJCT9446R.

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.

   iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations 2018 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 progress report 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 31.12.2030. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

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 plots shall be sold. The Promoter is also directed to issue a public notice of minimum size of 3 x 3 (inches) (in two newspapers i.e. one in Hindi and one in English widely circulated in the area) 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 prior permission of the Authority.

II. 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.

III. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.

IV. 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 and RC 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 on the top-right corner.

V. 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.

VI. Promoter shall submit a copy of the building plans approved in respect of commercial pocket measuring 2.21 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 pockets.

VII. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.

VIII. The payment plan approved in Form REP-I should be incorporated in the BBA along with the quantum of all other charges to be paid by the allottee till the grant of Possession. No other charges, except those mentioned in payment plan, shall be payable by the allottees.

IX. 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.

X. As per affidavit cum undertaking dated 24.12.2025, promoter shall be fully liable for allottees of 37 plots allotted earlier by erstwhile developer and promoter shall get executed conveyance deed, if any, of these 37 allottees.

XI. After receipt of full consideration amount of plot/unit from the allottee, the promoter shall obtain NOC from Indusind Bank for release of bank charge to execute conveyance deed of said allottee.

XII. The following plots kept freezed by DTCP will not be sold till they are de-freezed by DTCP and RERA, Panchkula.

S.No.	Plot No.	Plot area (in sq.m)	Reason
1.	158	325.00	HT Line
2.	159	300.00	HT Line
3.	160	300.00	HT Line
4.	161	300.00	HT Line
5.	162	300.00	HT Line
6.	163	300.00	HT Line
7.	164	300.00	HT Line
8.	172	318.250	HT Line/Access
9.	173	300.00	HT Line/Access
10.	174	300.00	HT Line/Access
11.	175	300.00	HT Line/Access
12.	176	300.00	Access
13.	177	300.00	Access
14.	178	300.00	Access
15.	179	300.00	Access
16.	180	282.250	Access
17.	181	300.00	Access
18.	182	300.00	Access
19.	196	300.00	HT Line
20.	197	300.00	HT Line
21.	198	318.250	HT Line
22.	263	345.037	HT Line
23.	285	210.960	HT Line
24.	316	251.277	HT Line
25.	317	251.277	HT Line
26.	331	210.650	HT Line
27.	332	210.650	HT Line

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

28.	333	210.650	HT Line
29.	335	142.737	HT Line
30.	338	235.352	HT Line
31.	339	235.352	HT Line
32.	340	235.352	HT Line
33.	341	235.352	HT Line
34.	342	235.352	HT Line
35.	367	187.200	HT Line
36.	368	187.200	HT Line
37.	369	172.080	HT Line
38.	370	172.080	HT Line
39.	371	279.180	HT Line
40.	376	187.200	HT Line
41.	405	186.680	HT Line
42.	406	186.680	HT Line
43.	407	171.602	HT Line

Dr. Geeta Rathee Singh
Member

Nadim Akhtar
Member

Parneet S Sachdev
Chairman