

STOCK IMAGE



TRIDENT HILLS PRIVATE LIMITED
Sector-4, PKUC, Pinjore, Panchkula-134102, Haryana (India)
+91 173 335 0031 | tridenthills.in



Project Name – Trident Hills 3
HARERA Registration No. – HRERA-PKL-PKL-782-2025 dated 31.10.2025
HARERA Website – <https://haryanarera.gov.in>
Promoter – Trident Hills Private Limited

Disclaimer: This brochure and any other visual or verbal representations depicting amenities, specifications, layouts, or facilities are purely indicative and are intended to provide a conceptual/artistic impression of the proposed project. They do not constitute advertising, marketing, booking, selling, or an offer or invitation to purchase any unit(s) in the said project.

All information, including designs, layouts, specifications, and approvals, is subject to change or modification as per the directions, stipulations, or recommendations of competent authorities under the Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder. Accordingly, such information may not be fully aligned with the final sanctioned plans as on date.

Prospective purchasers are advised to **independently verify all details, including project approvals, statutory compliances, and RERA registration particulars**, from official records and competent authorities. Buyers may, for clarification purposes, contact our authorised sales team; however, any decision to book or purchase shall be made at the buyer's sole discretion and upon such independent verification.

No representation or warranty, express or implied, is made regarding the compliance status or completion of any phase of the project. Users are advised to confirm the RERA registration status of the relevant project prior to entering into any agreement.

The Developer reserves the right to alter or update the information contained herein at any time without prior notice. Nothing contained herein shall constitute or be deemed to constitute a warranty or expand the scope of any warranty that cannot be disclaimed under applicable law. By accessing this material, the viewer acknowledges and accepts all terms and conditions of this disclaimer without limitation or qualification.

The Project is being developed by **Trident Hills Private Limited**. The Developer has availed construction finance from **Kotak Mahindra Bank Ltd.**, and the Project Land has been mortgaged in favour of the Bank. A No-Objection Certificate (NOC) shall be provided by the Bank, as and when required.

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

For a detailed disclaimer, please refer to www.tridenthills.in.

Trident Hills is envisaged as an integrated township spread over approximately 200 acres (80.94 hectares) of land. Licenses bearing Nos. 124 of 2022 dated 18.08.2022, 125 of 2022 dated 18.08.2022, 135 of 2022 dated 26.08.2022 and License No. 21 of 2025 dated 28.02.2025, have been issued for a total area of 194 acres (78.52 hectares). Trident Hills 1, Trident Hills 2, and Trident Hills 3 are registered under RERA with respect to License Nos. 124, 125, 135 of 2022 and 21 of 2025.



SPECIAL EDITION Residential Plots

Central Vista, Trident Hills



A landscape
that holds its silence.

*Here, time stretches.
Not in pause
but in delight.*

*You rise with the breeze,
rest in green light,
and sleep to the silence of trees.*

*Every hour unfolds softly
between the hush of distant peaks,
the glimmer of still waters,
and the comfort of air
that remembers how to be still.*

*This is not an escape.
It is a return
to the heart of nature.*

A place
that holds your story.

Be at the Centre

Be seen.

Be still.

Be sure.

Here, the noise fades.

The world slows.

And you begin to hear your own rhythm again.

This is where your story gathers meaning.

And presence becomes permanence.

*Because the rarest places in the world
are the ones that bring you back to yourself.*

Here, life doesn't just happen.

It takes the spotlight.



ACTUAL VIEW FROM THE SITE



ACTUAL VIEW FROM THE SITE

A life
composed, at the centre of it all.

*There is a place
where the world does not rush,
it arrives.*

*Where the roads lead gently in,
and life opens, unhurried.*

*A quiet perch between cities and silence.
Between what you need,
and what you dream.*

*Here, the sun waits longer at your doorstep.
And every day begins like a special ritual.*

***You are not just well-located.
You are perfectly placed.***



SPECIAL EDITION
Residential Plots
|
Central Vista, Trident Hills

Take the
Centrestage

A centre of peace, for those who've earned the pause.



STOCK IMAGE

A life,
beautifully composed.

*Where leisure isn't scattered,
it's curated.*

*Just the graceful rhythm
of a life in balance.*

*Here, every plot is more than land,
it is the most premium address.*

*The heart of the township.
The soul of Trident Hills.*

Reflexology Pathway

Yoga Pavilion

Wellness, Woven In

Outdoor Gym

Pathway/Mini Jogging Tracks

STOCK IMAGE





Kids' Play Area

Pickleball Court

Play, Thoughtfully Placed

Half Basketball Court

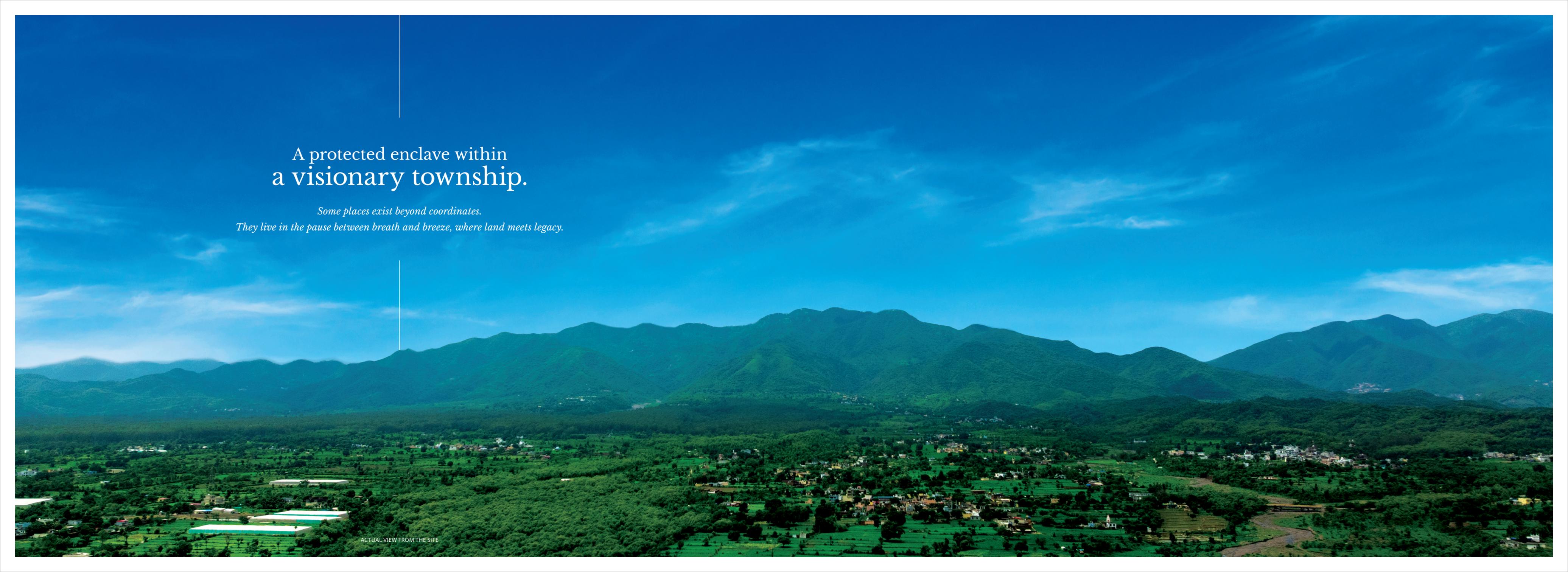
Open Air Theatre



Outdoor Seating Area

Greens, Gently Curated

Outdoor Lawn



A protected enclave within
a visionary township.

*Some places exist beyond coordinates.
They live in the pause between breath and breeze, where land meets legacy.*

ACTUAL VIEW FROM THE SITE



TRIDENT HILLS
Premium. Pristine. Panoramic.

Spread across 200 acres (80.94 ha) and idyllically situated at the foothills of the Shivaliks, Trident Hills promises to bring you the best that nature has to offer, along with modern construction practices and thoughtful 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



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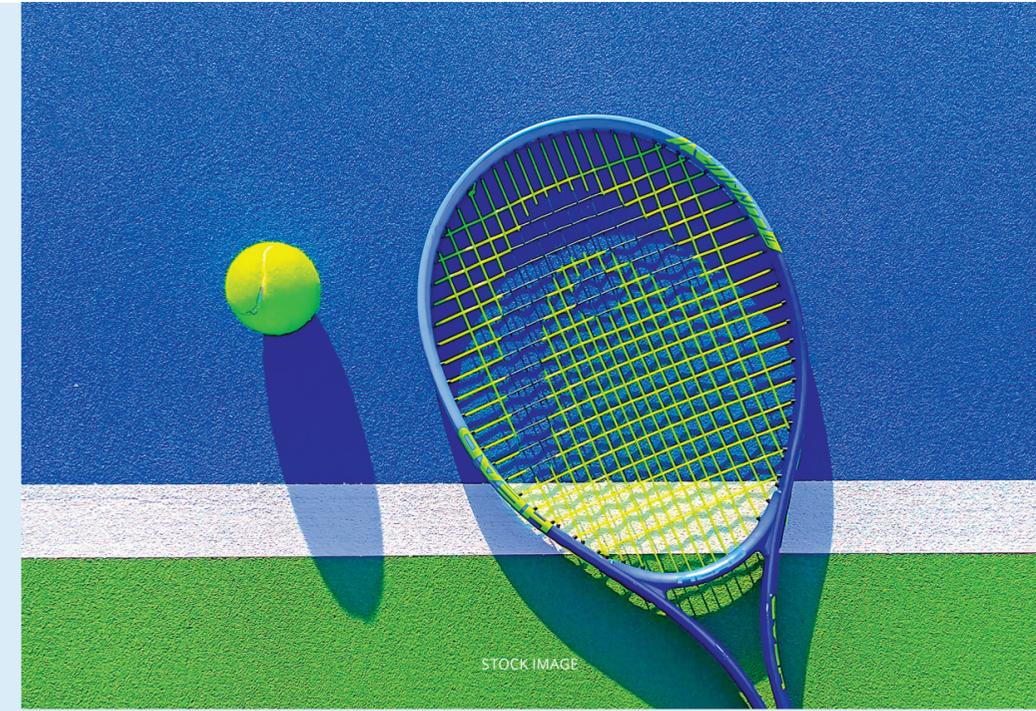


THE AZALEAS

Experience the elite club life

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

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



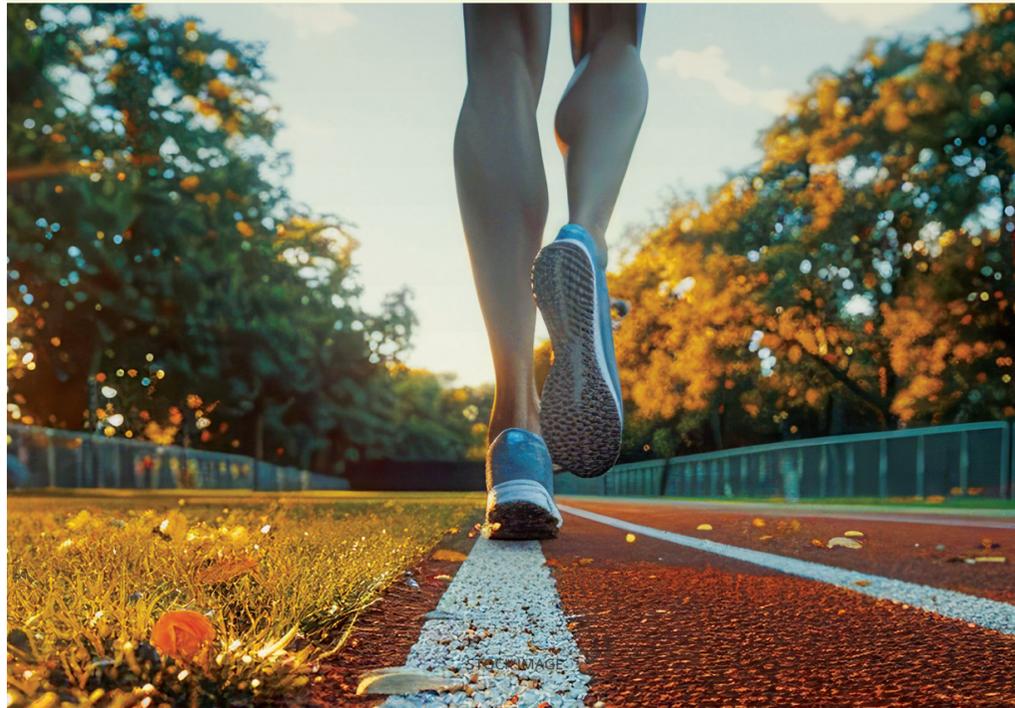
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Township Features

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

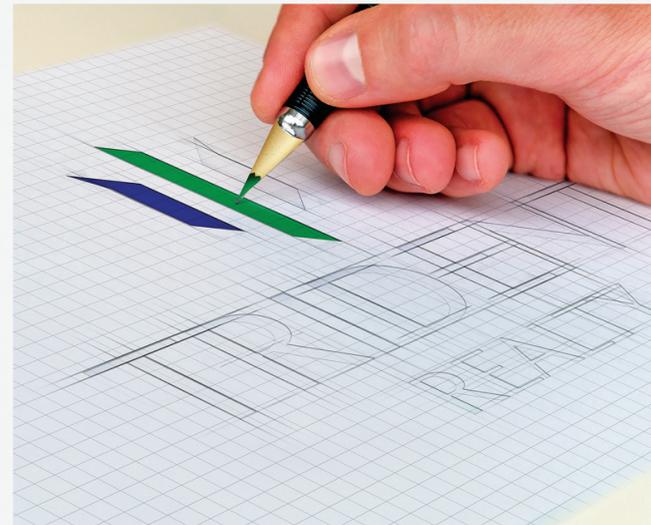
*Aforementioned features are meant for the entire township and are not exclusive to residential plots.



STOCK IMAGE

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 Kaika 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.


SEAL

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.


SEAL

Project Registration No. HRERA-PKL-PKL-355-2022
HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

v) 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.


SEAL

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

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

SEAL  Name: **K.L. Kapoor**
Executive Director
Haryana Real Estate Regulatory Authority Panchkula.


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 Kaika 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 AAKCS6739H.


SEAL

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.


SEAL

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.


SEAL

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

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

SEAL  Name: **K.L. Kapoor**
Executive Director
Haryana Real Estate Regulatory Authority Panchkula.

Trident Hills 3 (RERA Certificate)



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 an 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 HSPV 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

HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA
Registration No. HRERA-PKL-PKL-782-2025

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. AAKC56739H. However, the Landowner/Licensees 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., Frong Propbuild Pvt. Ltd., Magnolia Propbuild Pvt. Ltd., Soulmates Propbuild Pvt. Ltd., Magna 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.haryanareg.gov.in

4. This Registration is being granted subject to following conditions that the promoter shall:

- 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-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.

HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA
Registration No. HRERA-PKL-PKL-782-2025

- 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/locked and expenditure made in the project.
- a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.
- adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules, 2017.
- that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- 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:

- 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

HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA
Registration No. HRERA-PKL-PKL-782-2025

shall be subsequently changed by the promoter without the prior permission of the Authority.

- 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/lot of the commercial pocket.
- 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.
- Promoter shall intimate to the Authority before taking any loan from any Bank/Financial Institution against the said registered project.
- That as per the joint undertaking both the landowner/licensees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- 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.
- 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.
- 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.
- That as per joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter

HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA
Registration No. HRERA-PKL-PKL-782-2025

shall not execute an addendum to the collaboration agreement in future.

- 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.
- Promoter shall abide by the orders passed to be passed by Hon'ble Courts in CR-5/04-2024 (O & M) Trident Hills Pvt. Ltd vs Gurcharan & Others, and civil suit Babu Ram vs Trident Hills Pvt Ltd (CS/223/2025) and Gurcharan vs Trident Realty (CS/161/2022). Further the plot/commercial area affected by these court cases shall remain frozen till decision of the court.
- That following plots coming to the share of landowner/licensees 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 Sheela Member
Dr. Geeta Ranbir Singh Member
Nadim Akhtar Member
Parmet S Sachdev Chairman

HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.
Mini Secretariat (2nd and 3rd Floor), Sector - J, Panchkula.
Telephone No. 0172-2384232, 2385232
E-mail: office.rra.bry@gmail.com, hrerapl-bry@gov.in
Website: www.haryanareg.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 08.10.2025

Item No. 302.03
Consideration of the applications received by the Authority for Registration of New Projects.

(ix) Promoter: Trident Hills Pvt. Ltd.
Project: "TRIDENT HILLS 3"- An Integrated Residential Plotted Colony under NILP Policy-2022 on land measuring 51.4662 acres situated in the revenue estate of village Islam Nagar, sector 3, 4 and 4A, Pinjore Kalka, Urban Complex, Panchkula.

Temp ID : 1666-2025.

The Authority on 04.11.2025 decides to amend the registration certificate through circulation to the following extent:

Plot No. AVA-077 be read as AVB-077 in special condition XII

Rest of the terms and conditions of the said certificate shall remain unchanged. This Corrigendum shall be part and parcel of Registration No. HRERA-PKL-PKL-782-2025 dated 31.10.2025 issued by the Authority.

True copy
Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

Sudh
04/11/2025