



WINDSONG RESIDENCES



*Limited Edition*  
*Extravagant Living*



*Experience tranquility in*  
***LIMITED EDITION***  
★ ★ ★ ★ ★





Artistic Impression. Refer Disclaimer.



*Experience rejuvenation in*  
***LIMITED EDITION***  
★ ★ ★ ★ ★



*Experience grandeur in*  
***LIMITED EDITION***  
★★★★★





Artistic Impression. Refer Disclaimer.



# WINDSONG RESIDENCES



*4 BHK Premium Residences*

*Where extravagant living comes in  
LIMITED EDITION*



## *The rarest of rare ensemble of premium living*

Nestled near the lush greenery and panoramic views of the Shivaliks, the Windsong Residences allure you with its extraordinary, limited-edition living experience designed for total comfort and privacy. The uniqueness of these residences comes alive with the grandness of the space, which comes across as a breath of fresh air.





## *Thoughtfully crafted for the privileged*

The real essence of "Live Life King Size" comes alive with Windsong Residences' meticulous ventilation planning crafted for comfort and convenience with two-side open grand residences. The premium Louvre design offers excellent cross-ventilation, natural sunlight, contemporary architecture and privacy. The Shear Wall Construction technique protects your abode against external forces while providing you with the utmost quality and grand space for a better quality of life. Each floor comes with only one abode, dedicated family lounge area, exclusive basement area, dedicated terrace area and vast balconies, so that you can have the time of your life surrounded by your near and dear ones.



## *The high notes of extravagant living*

4BHK Low-rise Premium Residences | Built on 300-456 sq. m.  
(360-545 sq. yd.) Plot Area | Located at Forest Vista & Aqua Vista,  
Trident Hills | One Residence per Floor | 2-side Open  
Residences | Floor Height - 3.2 m. | Ultra Modern Features  
with Fully Equipped Modular Kitchen | Grand Reception  
with Visitor's Waiting Area | Well-planned Pedestrian &  
Vehicular Entrance with Drop-off Points |  
Servant Room with Attached Toilet

\*For details, refer to floor plan area booklet provided with the brochure.







Actual View from Trident Hills Site



*Unparalleled amenities for  
unmatched comfort & security*

Elevator (Stilt + 6 Stops) | 4-Tier Security | Exquisite Terrace Area  
(*Right to Use Only*) | Designated Car Parking | Visitor's Car Parking  
Exclusive Basement Area (*Right to use only*) | Landscaped Greens in Stilt  
Parking Area | \*Home Automation | Biometric Door Lock with Smart  
Doorbell | AC's for Living, Dinning & Bedrooms except Servant Room

\*For details, refer to the specification sheet given in the brochure.



Artistic Impression of the proposed township. Refer Disclaimer.



# 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 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

## *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

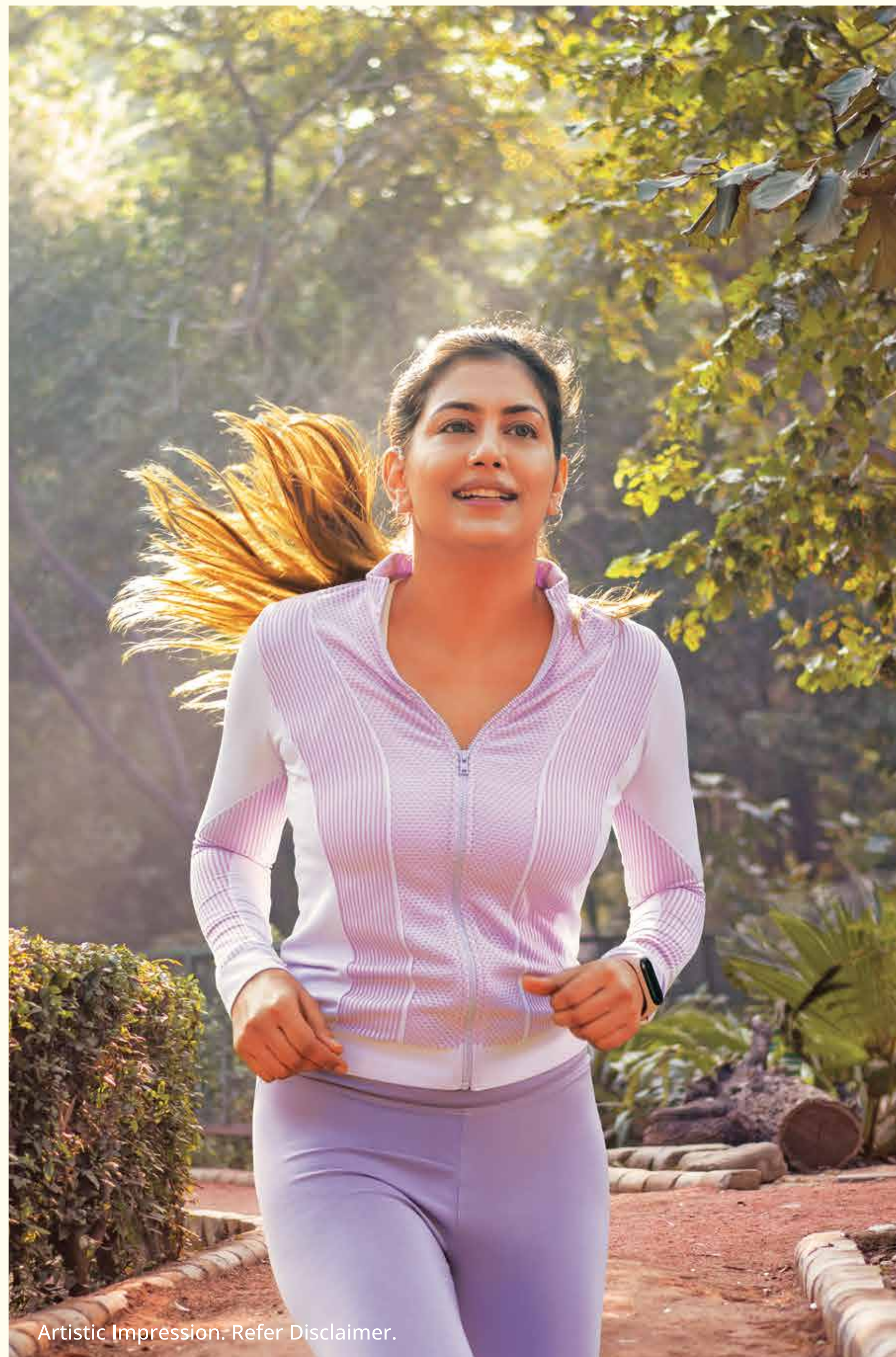
\*Aforementioned features are meant for the entire township and are not exclusive to residential plots.



Stock Image



Stock Image



Artistic Impression: Refer Disclaimer.



Artistic Impression



Stock Image



Stock Image



## 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...

## *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.



# Specifications - Windsong Residences

## Part I - Inside Independent Residences

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### FAMILY LOUNGE/DINING & DRAWING ROOM

WALL	Acrylic Emulsion Paint/Plastic Emulsion/OBD
FLOORING	Imported Marble Flooring/Anti-Skid Ceramic Tiles
CEILING	Acrylic Emulsion Paint/Plastic Emulsion/OBD
ELECTRICAL APPLIANCES	Cassette/Split AC's

### BEDROOMS

WALL	Acrylic Emulsion Paint/Plastic Emulsion/OBD
FLOORING	Master Bedroom & Bedroom 3: Imported Marble Bedrooms 1 & 2: Laminate Wooden Flooring
CEILING	Acrylic Emulsion Paint/Plastic Emulsion
ELECTRICAL APPLIANCES	Cassette/Split AC's

### KITCHEN & UTILITY

WALL	Quartz Stone Cladding Above Counter & Acrylic Emulsion Paint/Tiles/Plastic Emulsion in Balance Areas
FLOORING	Imported Marble Flooring/Anti-Skid Ceramic Tiles
COUNTER	Imported Marble/Synthetic Stone/Granite/ Quartz Stone
CEILING	Acrylic Emulsion Paint/POP False Ceiling/OBD
STORAGE UNITS & CUPBOARDS	Modular Kitchen with Storage Units & Cabinet Fittings (Premium Brand)
FITTINGS/FIXTURES	CP Fittings – ISI Mark (Premium Brand), Dual Bowl Stainless Steel Sink
ELECTRICAL APPLIANCES	Hob, Chimney, Oven, Microwave, Dishwasher, Refrigerator, Washing Machine (At Utility), Instant Geyser, Water Purifier, Exhaust Fan, LPG Storage (At Utility) With Connection Till Hob

### BALCONY

WALL	Stone Texture Paint
FLOORING	Stone Finish Tiles/IPS/Anti-Skid Ceramic Tiles
CEILING	Exterior Grade Paint/OBD
RAILINGS	Toughened Glass Railing/MS Railing

### TOILETS

WALL	Stone Cladding in Master Bedroom Toilet Vitrified Tiles in Other Bedroom Toilets
FLOORING	Imported Marble/Anti-Skid Ceramic Tiles/Vitrified Tiles
COUNTER	Imported Marble/Synthetic Stone/Granite
CEILING	Acrylic Emulsion Paint/POP False Ceiling/OBD
WARDROBE	Modular Wardrobe of Standard Make
FIXTURE/ACCESSORIES	Fixed Shower Partitions upto 7'-0" Ht., Fixture of Standard Make
SANITARYWARE/CP FITTING	Wash Basin, Floor/Wall Mounted WC of Standard Make, CP Fittings – ISI Mark

### POWDER ROOM

WALL	Stone/Tile Cladding upto Ceiling Height
FLOORING	Imported Marble Flooring/Anti-Skid Ceramic Tiles/Vitrified Tiles
COUNTER	Marble/Synthetic Stone/Granite
CEILING	Acrylic Emulsion Paint/POP False Ceiling/OBD
FIXTURE/ACCESSORIES	Fixtures of Standard Make
SANITARYWARE/CP FITTING	Wash Basin, Floor/Wall Mounted WC of Standard Make, CP Fittings – ISI Mark

### SERVANT ROOM

FLOORING	Anti-Skid Ceramic Tiles
WALLS & CEILING	Acrylic Emulsion Paint/Stone Texture Paint/Oil Bound Distemper
TOILET	Anti-Skid Ceramic Tiles - Flooring, Tiles on Walls, Conventional CP Fittings

### TERRACE

FLOORING	Anti-Skid Ceramic Tiles
WALLS	Weatherproof Paint/Stone Texture Paint

### DOORS & WINDOWS

MAIN DOOR	Factory Fabricated Veneer Door & Painted Frame with Biometric Door Lock/Teakwood
INTERNAL DOORS	Factory Fabricated Veneer Door & Painted Frame/Both Side Laminated Flush Doors
EXTERNAL DOORS	Aluminium Powder Coated Frames/UPVC with Toughened Glass/UPVC
EXTERNAL WINDOWS	Aluminium Powder Coated Frames/UPVC with Toughened Glass/UPVC
TOILET WINDOWS	Aluminium Powder Coated Frames/UPVC with Frosted Glass/UPVC

### ELECTRICAL WORKS

WIRING	Copper Electrical Wiring – ISI Mark
LIGHTING	Ceiling Light Fixtures in All Rooms
SWITCHES & SOCKETS	Modular Switches & Sockets – ISI Mark
HOME AUTOMATION*	Switching Control
SMART SECURITY SYSTEM	Video Door Phone from the Entrance Gate to Each Unit
CCTV	Stilt Parking & Lift Landing
DOORBELL	Smart Door Ringbell, Servant Room Doorbell (from Kitchen to Servant Room)
WI-FI/FIBER	Provision for Cable for each unit
FANS/EXHAUST FAN	Ceiling Fans – All Bedrooms, Exhaust Fan - Kitchen & Toilets
GEYSER	Geyser - All Bathrooms, Instant Geyser - Kitchen & Powder Room

### PLUMBING

WATER SUPPLY PIPING	CPVC
SOIL WASTE PIPING	UPVC

## Part II - Common Facilities & Fixtures

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### POWER BACK-UP

Back-Up of 9 KVA for Each Floor (For 456 sq. m. – Plot Area Type)
Back-Up of 8 KVA for Each Floor (For 300 sq. m. – Plot Area Type)

### SECURITY SYSTEM

CCTV in Parking, Ground Floor Entrance Lobby
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### LIFT

One Lift for Each Plot – 8 Passenger Lift (Stilt + 6 Stops)
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### STAIRCASE

WALL	Stone Texture Paint
FLOORING	Anti-Skid Ceramic Tiles
CEILING	Acrylic Emulsion Paint/POP Punning Over Cement Plaster/OBD
MISCELLANEOUS	MS Railing
FITTINGS/FIXTURES/APPLIANCES	Surface Mounted Ceiling Down Lighters

### STILT/PARKING/DRIVEWAY

WALL	Stone Texture Paint/OBD
FLOORING	Anti-Skid Ceramic Tiles
CEILING	Acrylic Emulsion Paint/POP

### GROUND FLOOR - ENTRANCE LOBBY

WALL	Stone Texture Paint
FLOORING	Imported Marble Flooring
CEILING	Acrylic Emulsion Paint/POP/OBD

### BASEMENT

WALL	Stone Texture Paint/OBD
FLOORING	Vitrified Tiles
CEILING	Acrylic Emulsion Paint/OBD

### TERRACE

WALL	Stone Texture Paint
FLOORING	Vitrified/Anti-Skid Ceramic Tiles

### SOLAR PANEL

1 KW Solar Panel for Common Area (456 sq. m. Plot Area Type) (On-Grid)
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# RERA Certificate (Windsong Residences-1)

  
**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**PANCHKULA**

**CERTIFICATE FOR REGISTRATION OF PROJECT**

Haryana Real Estate Regulatory Authority, Panchkula has registered 72 Floors on 18 plots (Details Annexure A) having an area of 2.0282 acres namely "Windsong Residences-1" (forming part of an Integrated Residential Plotted-cum-Group Housing Colony under NILP-2022 namely Trident Hills 1 measuring 60.89 acres) situated in the revenue estate of Village Islam Nagar, Sector-3, 4 and 4A, Pinjore Kalka Urban Complex, Panchkula vide **Registration No. HRERA-PKL-PKL-476-2023 Dated: 19.07.2023**

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.

*[Signature]*

Project Registration No. HRERA-PKL-PKL-476-2023  
**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.haryanareg.gov.in](http://www.haryanareg.gov.in).

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

- 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 floors/apartments, 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 and update the same periodically but not later than every quarter, including the information relating to floors/apartments sold/booked and expenditure made in the project.
- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.

*[Signature]*

Project Registration No. HRERA-PKL-PKL-476-2023  
**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 floors/apartments.

ix) the said project shall be completed by 17.08.2027.

*[Signature]* *[Signature]*  
**Dr. Geeta Rathor Singh** **Nadim Akhtar**  
**Member** **Member**


Project Registration No. HRERA-PKL-PKL-476-2023  
**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**PANCHKULA**  
 Annexure 'A'

The details of registered plots are as under:-

Block No	Plot No.	Total No. of Plots	Plot Size (In Sq. M)
Forest Vista	Plot No. 1-12 and 14-19	18	456.00

*[Signature]* *[Signature]*  
**Dr. Geeta Rathor Singh** **Nadim Akhtar**  
**Member** **Member**

# RERA Certificate (Windsong Residences-2)

  
**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**PANCHKULA**

**CERTIFICATE FOR REGISTRATION OF PROJECT**

Haryana Real Estate Regulatory Authority, Panchkula has registered 340 Floors on 85 plots (Details Annexure A) having an area of 6.318 acres namely "Windsong Residences-2" (forming part of an Integrated Residential Plotted-cum-Group Housing Colony under NILP-2022 namely Trident Hills 2 measuring 43.755 acres) situated in the revenue estate of Village Islam Nagar, Sector-3, 4 and 4A, Pinjore Kalka Urban Complex, Panchkula vide **Registration No. HRERA-PKL-PKL-477-2023 Dated: 19.07.2023**

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.

*[Signature]*

Project Registration No. HRERA-PKL-PKL-477-2023  
**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.haryanareg.gov.in](http://www.haryanareg.gov.in).

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

- 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 floors/apartments, 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 and update the same periodically but not later than every quarter, including the information relating to floors/apartments sold/booked and expenditure made in the project.
- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.

*[Signature]*

Project Registration No. HRERA-PKL-PKL-477-2023  
**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 floors/apartments.

ix) the said project shall be completed by 17.08.2027.

*[Signature]* *[Signature]*  
**Dr. Geeta Rathor Singh** **Nadim Akhtar**  
**Member** **Member**

Project Registration No. HRERA-PKL-PKL-477-2023  
**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**PANCHKULA**  
 Annexure 'A'

The details of registered plots are as under:-

S. No.	Block No	Plot No.	Total No. of Plots	Plot Size (In Sq. M)
1	Aqua Vista A	Plot Nos. - 6-12, 14-15, 17-22, 28-34, 36-44	31	300.00
2	Aqua Vista A	Plot Nos. - 16 & 35	2	335.25
3	Aqua Vista B	Plot Nos. - 1-12, 14-44, 51-59	52	300.00
<b>Grand Total</b>			<b>85</b>	

*[Signature]* *[Signature]*  
**Dr. Geeta Rathor Singh** **Nadim Akhtar**  
**Member** **Member**

From the house of



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

**Disclaimer:** This brochure/floor plan booklet/any other visual representation indicating amenities, specifications etc. 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.

Furniture, Fixtures, Plantation, Electronics, Curtains, Carpets, Modular Kitchen, Wardrobes, Landscape, Other accessories and Finishings as shown in this brochure, are for representation purposes only.

\*External views shown from the apartment are for representation purposes only, View may vary as per the plot size/ layout/shape/height/unit type/location & entrance gate.

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. It is clarified that the club is not/shall not be a part of the common areas & facilities of the Colony/Project/Trident Hills. Terms & Conditions apply.

For detailed disclaimer, Kindly refer to [tridenthills.in](https://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.

Windsong Residences-1 & Windsong Residences-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.



Project Name – Windsong Residences-1 & Windsong Residences-2  
HARERA Registration No. – HRERA-PKL-PKL-476-2023, Dated: 19.07.2023 and HRERA-PKL-PKL-477-2023, Dated: 19.07.2023  
HARERA Website – <https://haryanarera.gov.in>  
Promoter – M/s Trident Hills Private Limited (Formerly known as IREO Fiveriver Private Limited)