

# Call for Free Exclusive Site Visit



**7011844481**

**8448665668**



**TRIDENT HILLS**

Premium. Pristine. Panoramic.

*Independent Residences*



*4 BHK LOW-RISE  
PREMIUM RESIDENCES*

# *The rarest of rare ensemble of premium living*

Get enchanted by the lush greenery and panoramic views of the Shivaliks, an abode that offers a limited-edition living experience designed for total comfort and privacy. The grandeur and ample space of these residences will come across as a breath of fresh air.



Actual View from Trident Hills Site

## *The high notes of comfort, security & extravagant living*



Direct Access from Panchkula-Kalka Highway (NH-5)



Located at Aqua & Forest Vista, Trident Hills



Exclusive Basement Area (Right to Use Only)



2-Side Open Residences for Optimum Cross Ventilation



Ultra-Modern Features with Fully Equipped Moduler Kitchen



\*Exquisite Terrace Area (Right to Use Only)



4-Tier Security



State-of-the-art club, The Azaleas

4BHK Low-rise Premium Residences | Built On 300-456 sq. m. (360-545 sq. yd.) Plot Area | One Residence Per Floor | Floor Height - 3.2 m. |

Grand Reception With Visitor's Waiting Area | Well planned Pedestrian & Vehicular Entrance with Drop-Off Points |

Servant Room With Attached Toilet | Elevator (Stilt + 6 Stops) | Designated Car Parking |

Visitor's Car Parking | Landscaped Greens In Stilt Parking Area | \*Home Automation |

AC's For Living, Dinning & Bedrooms Except Servant Room

\*For details, refer to floor plans provided with this brochure.



# 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

# Specifications

## Part I - Inside Independent Floor

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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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**PLOT AREA – 456 Sq. m. (545 Sq. yd.)**

**TYPICAL FLOOR PLAN  
TYPE A (2D VIEW)**



Size Details	Rear Balcony (Width)	Front Balcony (Width)	Kitchen	Master Bedroom		Bedroom 1			Bedroom 2		Bedroom 3	
				Room	Dress & Toilet	Room	Toilet	Balcony (Width)	Room	Toilet	Room	Toilet
In (m.)	1.65	1.65	4.75 x 3.69	4.37 x 5.00	2.90 x 5.00	5.05 x 3.62	2.83 x 2.69	2.85	3.92 x 5.00	1.87 x 4.40	3.70 x 4.69	1.85 x 3.51
In (ft.)	5'5"	5'5"	15'7" x 12'1"	14'4" x 16'5"	9'6" x 16'5"	16'7" x 11'10"	9'3" x 8'10"	9'4"	12'10" x 16'5"	6'1" x 14'5"	12'1" x 15'5"	6'1" x 11'6"

  

Size Details	Servant Room		Family Lounge	PDR (Powder Room)	Drawing Room	Passage (Width)
	Room	Toilet				
In (m.)	2.77 x 1.76	1.60 x 1.50	4.17 x 6.64	2.05 x 1.36	8.79 x 4.69	1.39
In (ft.)	9'1" x 5'9"	5'3" x 4'11"	13'8" x 21'9"	6'9" x 4'5"	28'10" x 15'4"	4'7"

\*This is a typical floor plan for the 2nd floor. Dimensions may vary for 1st, 3rd, and 4th floors. Dimensions and orientation may vary as per plot location/size/shape. Plans/Drawings are for illustrative and indicative purposes only, not to scale. Furniture, Fixtures, Plantation, Electronics, Curtains, Carpets, Modular kitchen, Wardrobes, Landscape, Other accessories and finishing as shown in the 2D and 3D floor plans are for representation purposes only, and not part of the sales offering. Terms and conditions apply.

*PLOT AREA – 456 Sq. m. (545 Sq. yd.)*

**TYPICAL FLOOR PLAN  
TYPE A (3D VIEW)**



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**PLOT AREA – 456 Sq. m. (545 Sq. yd.)**

**TYPICAL FLOOR PLAN  
TYPE B (2D VIEW)**



Size Details	Rear Balcony (Width)	Front Balcony (Width)	Kitchen	Master Bedroom		Bedroom 1			Bedroom 2		Bedroom 3	
				Room	Dress & Toilet	Room	Toilet	Balcony (Width)	Room	Toilet	Room	Toilet
In (m.)	1.65	1.65	4.83 x 3.69	4.37 x 5.00	2.90 x 5.00	5.05 x 3.62	2.83 x 2.69	2.85	3.92 x 5.00	1.87 x 4.40	3.78 x 4.69	1.92 x 3.51
In (ft.)	5'5"	5'5"	15'10" x 12'1"	14'4" x 16'5"	9'6" x 16'5"	16'7" x 11'10"	9'3" x 8'10"	9'4"	12'10" x 16'5"	6'1" x 14'5"	12'5" x 15'5"	6'3" x 11'6"

  

Size Details	Servant Room		Family Lounge	PDR (Powder Room)	Drawing Room	Passage (Width)
	Room	Toilet				
In (m.)	2.77 x 1.76	1.60 x 1.50	4.17 x 6.64	2.05 x 1.36	8.79 x 4.69	1.39
In (ft.)	9'1" x 5'9"	5'3" x 4'11"	13'8" x 21'9"	6'9" x 4'5"	28'10" x 15'4"	4'7"

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*PLOT AREA – 456 Sq. m. (545 Sq. yd.)*

**TYPICAL FLOOR PLAN  
TYPE B (3D VIEW)**



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**PLOT AREA – 456 Sq. m. (545 Sq. yd.)**

**TYPICAL FLOOR PLAN  
TYPE A & B - Combined (2D VIEW)**



\*This is a typical (combined) floor plan for the 2nd floor. Dimensions may vary for 1st, 3rd, and 4th floors. Dimensions and orientation may vary as per plot location/size/shape. Plans/Drawings are for illustrative and indicative purposes only, not to scale. Furniture, Fixtures, Plantation, Electronics, Curtains, Carpets, Modular kitchen, Wardrobes, Landscape, Other accessories and finishing as shown in the 2D and 3D floor plans are for representation purposes only, and not part of the sales offering. Terms and conditions apply.

*PLOT AREA – 456 Sq. m. (545 Sq. yd.)*

**TYPICAL FLOOR PLAN  
TYPE A & B - Combined (3D VIEW)**



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**PLOT AREA – 456 Sq. m. (545 Sq. yd.)**

**TYPICAL STILT PARKING PLAN  
TYPE A & B - Combined (2D VIEW)**



Size Details	Entrance Lobby
In (m.)	10.56 x 4.90
In (ft.)	34'8" x 16'1"

\*This is a typical (combined) stilt parking plan. Dimensions and orientation may vary as per plot location/size/shape. Plans/Drawings are for illustrative and indicative purposes only, not to scale. Furniture, Fixtures, Plantation, Electronics, Curtains, Carpets, Modular kitchen, Wardrobes, Landscape, Other accessories and finishing as shown in the 2D and 3D floor plans are for representation purposes only, and not part of the sales offering. Terms and conditions apply. Stilt parking shall be earmarked on right to use basis only.

*PLOT AREA – 456 Sq. m. (545 Sq. yd.)*

**TYPICAL STILT PARKING PLAN  
TYPE A & B - Combined (3D VIEW)**



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**PLOT AREA – 456 Sq. m. (545 Sq. yd.)**

**TYPICAL TERRACE PLAN  
TYPE A & B - Combined (2D VIEW)**



\*This is a typical (combined) terrace plan. Dimensions and orientation may vary as per plot location/size/shape. Plans/Drawings are for illustrative and indicative purposes only, not to scale. Furniture, Fixtures, Plantation, Electronics, Curtains, Carpets, Modular kitchen, Wardrobes, Landscape, Other accessories and finishing as shown in the 2D and 3D floor plans are for representation purposes only, and not part of the sales offering. Terms and conditions apply. Terrace area shall be earmarked on right to use basis only.

*PLOT AREA – 456 Sq. m. (545 Sq. yd.)*

**TYPICAL TERRACE PLAN  
TYPE A & B - Combined (3D VIEW)**



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**PLOT AREA – 456 Sq. m. (545 Sq. yd.)**

**TYPICAL BASEMENT PLAN  
TYPE A & B - Combined (2D VIEW)**



Area Details (Plot A)	Store A	Store B	Store C	Store D
In (sq. m.)	65.15	61.50	60.17	59.68
In (sq. ft.)	701.27	661.99	647.67	642.40

Area Details (Plot B)	Store A	Store B	Store C	Store D
In (sq. m.)	66.55	63.14	60.17	59.68
In (sq. ft.)	716.34	679.64	647.67	642.40

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*PLOT AREA – 456 Sq. m. (545 Sq. yd.)*

**TYPICAL BASEMENT PLAN  
TYPE A & B - Combined (3D VIEW)**



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*PLOT AREA – 300 Sq. m. (360 Sq. yd.)*

**TYPICAL FLOOR PLAN  
TYPE A (3D VIEW)**



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**PLOT AREA – 300 Sq. m. (360 Sq. yd.)**

**TYPICAL FLOOR PLAN  
TYPE B (2D VIEW)**



Size Details	Rear Balcony (Width)	Front Balcony (Width)	Kitchen	Master Bedroom		Bedroom 1		Bedroom 2			Bedroom 3	
				Room	Dress & Toilet	Room	Toilet	Room	Toilet	Balcony (Width)	Room	Toilet
In (m.)	1.60	1.65	3.78 x 2.51	3.35 x 4.43	1.59 x 4.43	3.32 x 4.43	1.69 x 2.50	3.55 x 3.60	1.69 x 2.20	1.80	3.40 x 3.60	2.09 x 3.00
In (ft.)	5'3"	5'5"	12'5" x 8'3"	11' x 14'6"	5'3" x 14'6"	10'10" x 14'6"	5'7" x 8'2"	11'8" x 11'10"	5'7" x 7'3"	5'11"	11'2" x 11'10"	6'10" x 9'10"

  

Size Details	Servant Room		Family Lounge	PDR (Powder Room)	Drawing Room	Passage (Width)
	Room	Toilet				
In (m.)	1.57 x 2.41	1.57 x 1.51	2.96 x 5.61	1.85 x 1.20	6.62 x 3.60	1.25
In (ft.)	5'2" x 7'11"	5'2" x 4'11"	9'9" x 18'5"	6'1" x 3'11"	21'9" x 11'10"	4'1"

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*PLOT AREA – 300 Sq. m. (360 Sq. yd.)*

**TYPICAL FLOOR PLAN  
TYPE B (3D VIEW)**



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**PLOT AREA – 300 Sq. m. (360 Sq. yd.)**

**TYPICAL FLOOR PLAN  
TYPE A & B - Combined (2D VIEW)**



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*PLOT AREA – 300 Sq. m. (360 Sq. yd.)*

**TYPICAL FLOOR PLAN  
TYPE A & B - Combined (3D VIEW)**



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**PLOT AREA – 300 Sq. m. (360 Sq. yd.)**

**TYPICAL STILT PARKING PLAN  
TYPE A & B - Combined (2D VIEW)**



Size Details	Entrance Lobby
In (m.)	7.50 x 3.75
In (ft.)	24'7" x 12'3"

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*PLOT AREA – 300 Sq. m. (360 Sq. yd.)*

**TYPICAL STILT PARKING PLAN  
TYPE A & B - Combined (3D VIEW)**



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**PLOT AREA – 300 Sq. m. (360 Sq. yd.)**

**TYPICAL TERRACE PLAN  
TYPE A & B - Combined (2D VIEW)**



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*PLOT AREA – 300 Sq. m. (360 Sq. yd.)*

**TYPICAL TERRACE PLAN  
TYPE A & B - Combined (3D VIEW)**



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**PLOT AREA – 300 Sq. m. (360 Sq. yd.)**

**TYPICAL BASEMENT PLAN  
TYPE A & B - Combined (2D VIEW)**



Area Details (Plot A)	Store A	Store B	Store C	Store D
In (sq. m.)	49.36	43.02	38.78	37.99
In (sq. ft.)	531.31	463.07	417.43	408.92

Area Details (Plot B)	Store A	Store B	Store C	Store D
In (sq. m.)	50.69	44.19	38.78	37.99
In (sq. ft.)	545.63	475.66	417.43	408.92

\*This is a typical (combined) basement plan. Dimensions and orientation may vary as per plot location/size/shape. Plans/Drawings are for illustrative and indicative purposes only, not to scale. Furniture, Fixtures, Plantation, Electronics, Curtains, Carpets, Modular kitchen, Wardrobes, Landscape, Other accessories and finishing as shown in the 2D and 3D floor plans are for representation purposes only.

*PLOT AREA – 300 Sq. m. (360 Sq. yd.)*

**TYPICAL BASEMENT PLAN  
TYPE A & B - Combined (3D VIEW)**



\*This is a typical (combined) basement plan. Dimensions and orientation may vary as per plot location/size/shape. Plans/Drawings are for illustrative and indicative purposes only, not to scale. Furn Fixtures, Plantation, Electronics, Curtains, Carpets, Modular kitchen, Wardrobes, Landscape, Other accessories and finishing as shown in the 2D and 3D floor plans are for representation purposes and not part of the sales offering. Terms and conditions apply. Basement area shall be earmarked on right to use basis only. Store area shall be used in accordance with applicable laws.

# Call for Free Exclusive Site Visit



**7011844481**

**8448665668**

From the house of



TRIDENT HILLS PRIVATE LIMITED  
(Formerly Known as Ireo Fiveriver Private Limited)  
Sector-4, PKUC, Pinjore, Panchkula-134102, Haryana (India)  
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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](http://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.

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)