



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-I, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 30.07.2025.

Item No. 294.03

Consideration of the applications received by the Authority for Registration of New Projects.

- (iv) **Promoter:** Jai Ganga Castle Private Limited
- Project:** “Tathastu I” an Affordable residential Group Housing Colony on land measuring 21.106 acres situated in the revenue estate of Village Mandhya Kalan, Sector – 22, Rewari.
- Temp ID:** RERA-PKL-1744-2025
- Present:** Mr. Ashwani Kumar (Company Secretary), Ms. Priyanka (Consultant), Ms. Avnika and Mr. Digvijay (Architect).

1. This application is for registration of the project namely; “Tathastu I” an Affordable group housing colony on land measuring 21.106 acres situated in the revenue estate of Village Mandhya Kalan, Sector – 22, Rewari. License No. 47 of 2025 dated 04.04.2025 valid up to 03.04.2030 has been granted by Town and Country Planning Department, Haryana in favour of Jai Ganga Castle Pvt. Ltd., Sh. Pawan Kumar, Sh. Sajjan Singh, Sh. Rakesh Kumar and Rhytham Spetech.

2. The application was examined and following observations were conveyed to the promoter on 24.07.2025:

- i. No Default Certificate by the Chartered Accountant is not in order.
- ii. Whether entry of license has been made in revenue record or not.
- iii. A certificate from the CA be submitted mentioning that the information provided in the A to H Form is as per the Books of Account/ Balance sheets of the applicant company.



- iv. Date of completion of the project as stated in REP I Part D at serial no. 7 is inconsistent with the date reflected in REP II. REP I - 23.03.2030, REP II 25.03.2030.
 - v. Date is not mentioned on Form A to H.
 - vi. REP II is not in original form.
 - vii. Complete details of all the units alongwith carpet area to be submitted.
 - viii. An affidavit stating that that promoter and land owner/licencees shall be jointly and severally liable under the provisions of RERA Act/Rules be submitted;
 - ix. Copies of LC IV and Bilateral Agreement executed with DTCP be enclosed.
 - x. A brief note regarding the financial and professional/technical capability of the promoter to develop the project be submitted.
 - xi. The Architectural firm should also submit a list of Professionals engaged and the list of Projects undertaken.
 - xii. Payment Plan is not in order, it needs to be more staggered.
 - xiii. Complete details of all the units alongwith carpet area to be submitted.
 - xiv. Date of Approval of Layout Plan/ Building Plans mentioned as NA in REP I (Part C).
 - xv. Units incorrectly mentioned in REP I (Part C).
 - xvi. Specification in REP I (Part II) is not specific.
3. The promoter vide reply dated 25.07.2025 , 28.07.2025 and 30.07.2025 has complied with all the above observations.
4. After consideration, the Authority finds the project fit for registration subject to the following 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 apartments/units shall be sold. The Promoter is also directed to issue a public notice of size 3" x 3" (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%,70% and 30% amount under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the 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 submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 12813.12 sq. mtrs. to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- v. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- vi. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
- vii. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code 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.
- viii. The 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.
- ix. That as per the joint undertaking both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- x. That as per the revenue sharing between the landowner/licencee and the promoter in the collaboration agreement, the land owner will get 40% amount from the total sale proceeds. The share of the Landowner and the Promoter will be divided in the ratio of 40% and 60% from the 30% free account.

5. Disposed of. File be consigned to record room after issuance of registration certificate.



True copy


Executive Director,
HREERA, Panchkula

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

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