



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, 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.

- (v) **Promoter:** Jai Ganga Castle Private Limited.
- Project:** “Tathastu II” an Affordable residential Group Housing Colony on land measuring 5.247 acres situated in the revenue estate of Village Mandhya Kalan, Sector – 22, Rewari .
- Temp ID:** RERA-PKL-1745-2025
- 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 5.247 acres situated in the revenue estate of Village Mandhya Kalan, Sector – 22, Rewari. License No. 46 of 2025 dated 04.04.2025 valid up to 03.04.2030 has been granted by Town and Country Planning Department, Haryana.

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. Entry of license been made in revenue record.
- 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. REP II is not in original form. REP I – date of completion 29.03.2030, REP II 25.03.2030.



- v. Complete details of all the units alongwith carpet area to be submitted.
- vi. Date of Approval of Layout Plan/ Building Plans mentioned as NA in REP I (Part C).
- vii. Units incorrectly mentioned in REP I (Part C).
- viii. Specification in REP I (Part II) is not specific.
- ix. Payment Plan is not in order it needs to be more staggered.

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:

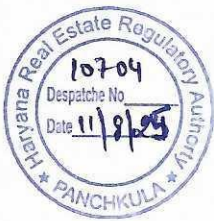
- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account, and the 30% free account within a period of 30 days from the issuance of this registration certificate, till which time no apartments/units shall be sold. The Promoter is also directed to issue a public notice 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 2791.079 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.

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



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.

LA (Varsha)

