



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 11.02.2026.

Item No. 313.03

- (v) **Promoter:** Jindal Realty Ltd.
Project: "Tatvam" 108 floors on 27 plots measuring 8128.88 sq. mtrs. forming part of a residential plotted colony measuring 104.456 acres situated in the revenue estate of Village Rathdhana, Sector 33, 34 & 35, Sonipat.
Temp ID: RERA-PKL-1865-2025.
Present: Sh. Satinder Yadav, AR, Sh. Vijay Kumar, AR alongwith Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the project namely; "Tatvam". License No. 24 of 2014 dated 11.06.2014 renewed upto 10.06.2027 has been granted by Town and Country Planning Department, Haryana for an area measuring 104.456 acres. The said area has been registered by the Authority vide registration Nos. HRERA-PKL-SNP-243-2021 dated 18.06.2021, 149 of 2017 dated 28.08.2017, 165 of 2017 dated 29.08.2017. Now, the promoter has proposed to register 108 floors on 27 plots, total measuring 8128.88 sq. mtrs.

2. The application was examined and following observations were conveyed to the promoter on 29.01.2026:

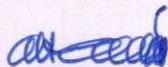
- i. Payment plan is not as per RERA Act and rules.
- ii. Net worth certificates and ITRs of the directors have not been submitted.
- iii. Consent of 2/3rd allottees and of immediate allottees be submitted.
- iv. Service plan estimates with density of 18 person per plot be submitted.
- v. Proof of payment to purchase of additional Far be submitted
- vi. Gist of collaboration agreement executed with the landowning companies be submitted.



- vii. List of Professionals/technical persons engaged by the Promoter company to execute the development works along with their qualifications and experience be submitted.
- viii. It may also be informed if the 27 plots lie in the area where services are complete and part completion certificate granted by DTCP, Haryana.
3. The promoter vide reply dated 06.02.2026 has complied with all the observations mentioned above.
4. After consideration, the Authority found the project fit for registration subject to the following special conditions:
- 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 floors/apartments shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account 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.
 - The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
 - 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.
 - No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code, RC number alongwith validity should be affixed on the top-right corner 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.
 - That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
5. Payment Plan be uploaded online on the web portal.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.

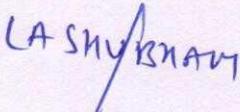
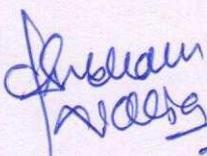


True copy


Executive Director,
HRERA, Panchkula

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

STP


LASHY KHATUN

23/2