



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



Form 'REP- III'

[See rule 5(1)]

CERTIFICATE FOR REGISTRATION OF PROJECT

The Director, Town & Country Planning has granted license no. 47 of 2025 dated 04.04.2025 valid upto 03.04.2030 for an Affordable Group Housing Colony on area measuring 21.106 acres. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Tathastu I" on land measuring 21.106 acres situated in the revenue estate of Village Mandhya Kalan, Sector 22, Rewari vide

Registration No. HRERA-PKL-RWR-748-2025

Dated: 14.08.2025

2. The Promoter of the Project is Jai Ganga Castle Pvt. Ltd., having its registered office at Ground Floor, Tower – A, Vatika Towers, Golf Course Road, Sector – 54, Gurugram, Haryana, 122011 registered with Registrar of Companies, National Capital Territory of Delhi with CIN U70109HR2023PTC122800 and PAN No. AAFCJ8735R.

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HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA Registration No. HRERA-PKL-RWR-748-2025

However, the landowner/licencees are Jai Ganga Castle Pvt. Ltd., Sh. Pawan Kumar, Sh. Sajjan Singh, Rhytham Spacetech and Sh. Rakesh Kumar.

3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in.
4. This Registration is being granted subject to following conditions that the promoter shall:
 - 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) 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 flats/units sold/booked and expenditure made in the project.
 - iv) apart from the price of the unit/flat, 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.
 - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
 - vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Registration No. HRERA-PKL-RWR-748-2025

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 units/flats.

ix) the said project shall be completed by **25.03.2030**. However, the registration shall be co-terminus with the License granted by DTCP, Haryana.

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.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA Registration No. HRERA-PKL-RWR-748-2025

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 having FAR 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. 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.

VI. 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.

VII. 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

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA Registration No. HRERA-PKL-RWR-748-2025

grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.

VIII. 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.

IX. 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.

			
Chander Shekhar	Dr. Geeta Rathee Singh	Nadim Akhtar	Parneet S Sachdev
Member	Member	Member	Chairman