HRERA Registration No.- HRERA-PKL-RWR-748-2025 dated 14.08.2025

swarnim

CENTRAL

REWARI

SECTOR 22, REWARI



Artistic Impression



Artistic Impression

REGISTRATIONS OPEN

OPEN DATE

28TH SEP 2026

LAST DATE

25TH OCTOBER 2026

PRESENCE ACROSS GURUGRAM

SECTOR-78 : 5.00 acres
SECTOR-84 : 8.34 acres
SECTOR-85 : 5.29 acres
SECTOR-89 : 5.00 acres

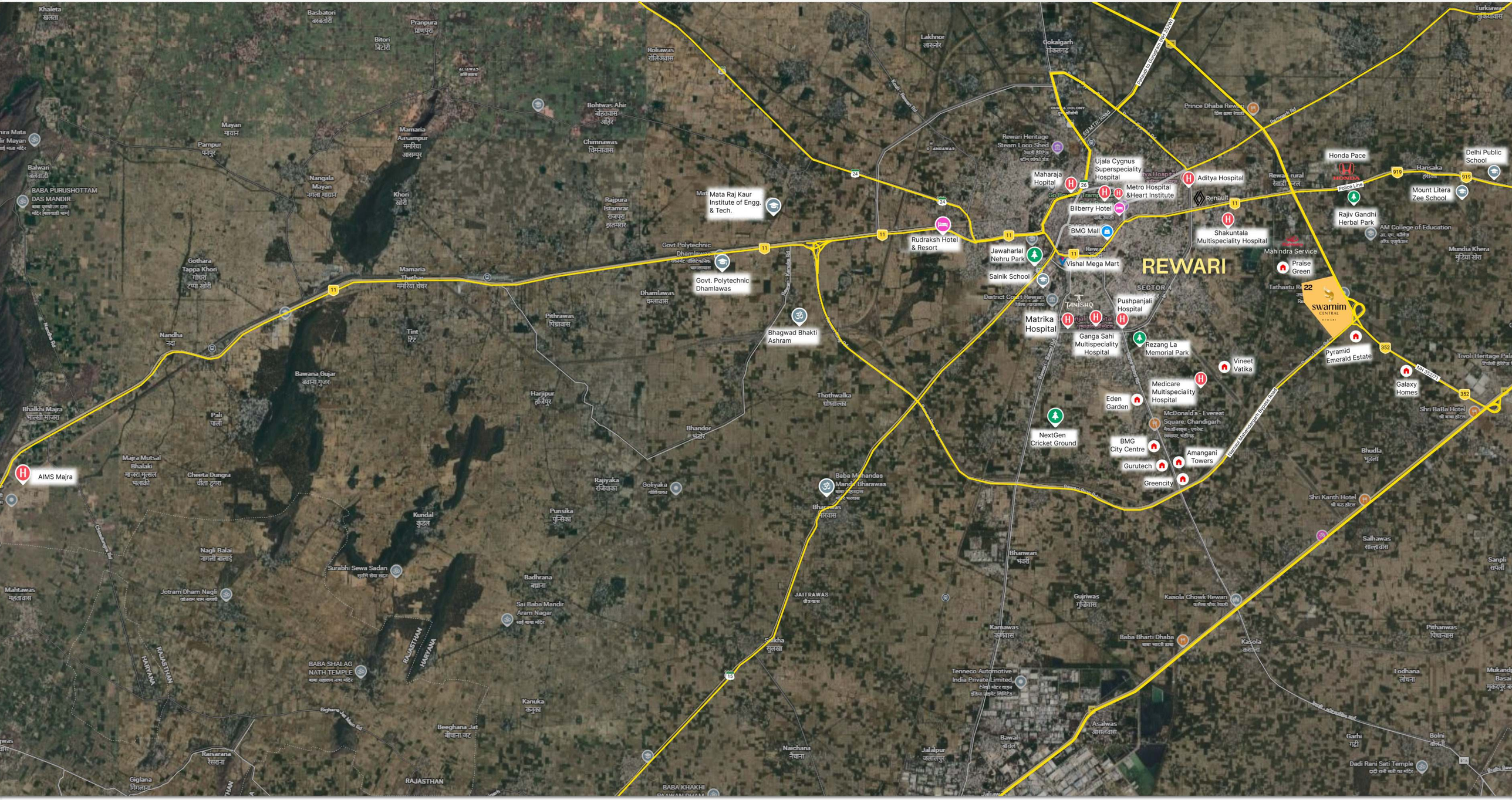
South of Gurugram(Sohna)
SECTOR-35 : 10.00 acres
SECTOR-05 : 22.00 acres
- Swarnim
- Tathastu

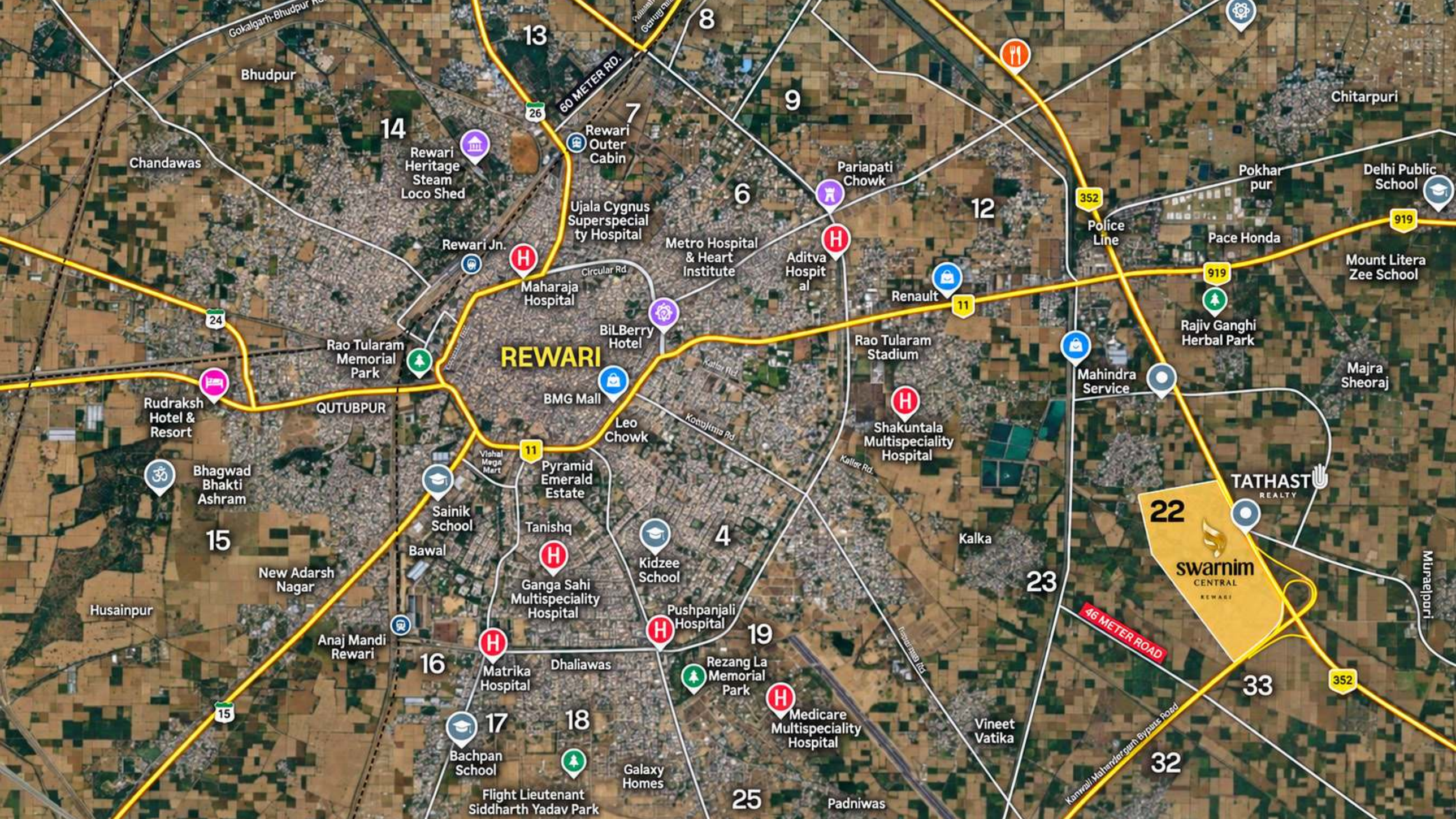




NOW IN

REWARI


REWARI
swarnim CENTRAL
Matrika Hospital
Ganga Sahi Multispeciality Hospital
Pushpanjali Hospital
Maharaja Hopital
Ujala Cygnus Superspeciality Hospital
Metro Hospital &Heart Institute
Aditya Hospital
Bilberry Hotel
BMG Mall
Vishal Mega Mart
Jawaharlal Nehru Park
Sainik School
District Court Rewari
Rudraksh Hotel & Resort
Mata Raj Kaur Institute of Engg. & Tech.
Govt. Polytechnic Dhamlawas
Bhagwad Bhakti Ashram
Rewari Heritage Steam Loco Shed
Prince Dhaba Rewari
Renault
Shakuntala Multispeciality Hospital
Mahindra Service
Honda Pace
Rajiv Gandhi Herbal Park
Delhi Public School
Mount Litera Zee School
AM College of Education
Praise Green
Rezang La Memorial Park
Pyramid Emerald Estate
Vineet Vatika
Medicare Multispeciality Hospital
Eden Garden
McDonald's - Everest Square, Chandigarh
NextGen Cricket Ground
BMG City Centre
Gurutech
Greencity
Amangani Towers
Galaxy Homes
Shri BaBa Hotel
Shri Kanth Hotel
Tivoli Heritage Pala
Baba Mohandas Mandir Bharawas
AIMS Majra
BABA PURUSHOTTAM DAS MANDIR
BABA SHALAG NATH TEMPLE
Surabhi Sewa Sadan
Jotram Dham Nagli
Sai Baba Mandir Aram Nagar
Tenneco Automotive India Private Limited
Baba Bharti Dhaba
Kasola Chowk Rewari
Khaleta
Basbatori
Pranpura
Bitori
Roliawas
Lakhnor
Gokalgarh
Bohtwas Ahir
Mamaria Aasampur
Chimnawas
Mayan
Parnpur
Balwari
Nangala Mayan
Khori
Rajpura Istamrar
Govt Polytechnic Dhamlawas
Gothara Tappa Khori
Mamaria Thethar
Dhamlawas
Pithrawas
Nandha
Tint
Bawana Gujar
Harijpur
Thothwalka
Bhalkhi Majra
Pali
Majra Mutsal Bhalaki
Cheeta Dungra
Bhandor
Rajyaka
Goliyaka
Punsika
Kundal
Nagli Balai
Badhrana
Mahtawas
Kanuka
Beeghana Jat
Kaisarana
Giglana
Bhanwari
Jaitrawas
Sukha
Gujriwas
Kanwas
Asalwas
Bawal
Jalalpur
Naichana
Lodhana
Kasola
Pithanwas
Salhawas
Bhudla
Sanpli
Garhi
Boini
Dadi Rani Sati Temple
Turkiawas
Hansaka
Tathastu R
SECTOR 4
22
Police Line
Nimrana Mahendragarh Bypass Road
Kasola Alwar Road
Rewari Rural
Dudia Colony
Rewari Railway Station
Rewari Bypass Rd
Kasola Rewari Rd
Kasola Rewari Rd
Rewari Narnaul Rd
Rewari Dharuhera Rd
Rewari Kanina Rd
Rewari Kasola Rd
Rewari Kosli Rd
Kosli Rewari Rd
Rewari Bypass


REWARI
Bhudpur
Chandawas
Rewari Heritage Steam Loco Shed
Rewari Outer Cabin
Ujala Cygnus Superspecial ty Hospital
Rewari Jn.
Maharaja Hospital
Metro Hospital & Heart Institute
Pariapati Chowk
Aditva Hospit al
Renault
Police Line
Pokhar pur
Chitarpuri
Delhi Public School
Pace Honda
Mount Litera Zee School
Rajiv Ganghi Herbal Park
Rao Tularam Memorial Park
BiLBerry Hotel
Rao Tularam Stadium
Mahindra Service
Majra Sheoraj
Rudraksh Hotel & Resort
QUTUBPUR
BMG Mall
Leo Chowk
Shakuntala Multispeciality Hospital
Bhagwad Bhakti Ashram
Sainik School
Pyramid Emerald Estate
Vishal Mega Mart
Tanishq
Kidzee School
Ganga Sahi Multispeciality Hospital
Pushpanjali Hospital
Kalka
TATHAST REALTY
swarnim CENTRAL REWARI
46 METER ROAD
Bawal
New Adarsh Nagar
Husainpur
Anaj Mandi Rewari
Matrika Hospital
Dhaliawas
Rezang La Memorial Park
Medicare Multispeciality Hospital
Vineet Vatika
Bachpan School
Galaxy Homes
Flight Lieutenant Siddharth Yadav Park
Padniwas
Kanwali Maharajgarh Bypass Road
Murlipori
60 METER RD.
Gokulgarh-Bhudpur Rd
Circular Rd
Kanwali Rd
Kanwali Rd.
Kanwali Rd
Kanwali Rd
Kanwali Rd

SECTOR PLAN

R E W A R I

REVISED SAZRA CUM SECTORAL PLAN OF SECTOR - 22 (RESIDENTIAL) AS PER FINAL DEVELOPMENT PLAN 2031 AD

DETAIL OF AREA

SECTOR NO	TOTAL AREA OF SECTOR EXCLUDING SECTOR DIVIDING ROAD	NON PLANNED AREA		NET PLANNED AREA	INFRASTRUCTURE PROVIDED
22 RESIDENTIAL	321.30	ABADI GREEN BELT NALLAH	= 22.40 = 25.87 = 5.39	267.64	COLLEGE = 5.00 Acres

NOTE:-

THIS DRAWING SUPERCEEDS EARLIER APPROVED DRAWING NO. D.T.P (RE) 501/2008/ DATED 08-02-2008 AS PER DRAFT DEVELOPMENT 2021 AD

THE PROVISION OF TAXI STAND, WILL BE MADE IN THE SECTOR AS PER ORDERED ISSUED VIDE MEMO NO. MISC-1A/SD(BS)/ 2018/ 29016-2018 DATED 09.10.2018. THE LOCATION OF SUCH SITES SHALL BE CONSIDERED EITHER WHEN ANY INDIVIDUAL SEEKS CLU PERMISSION FOR SUCH FACILITIES OR AT THE TIME IF FINALIZING OF LAYOUT PLAN FOR SUCH SECTOR BY ANY PUBLIC AGENCY.

THE ALIGNMENT OF THE ROADS ARE SUBJECT TO THEIR ACTUAL DEMARCATION AT SITE.

SECTOR BOUNDARY SHOWN AS



N

50 0 50 100 150 200

SCALE :- 1 : 45

DRG. No. D.T.P. (RE) 676 / 2023 DATED 02.06.2023

DRAWN BY:- AD (DESHRAJ) JE (Dharam Pal)

CHECKED BY:-

PLANNING ASST:-

ASSTT TOWN PLANNER:- (RAGNEESH KUMAR)

DISTT TOWN PLANNER

SENIOR TOWN PLANNER GURUGRAM

DEPTT. OF TOWN & COUNTRY PLANNING (HR)

HRERA CERTIFICATE

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.

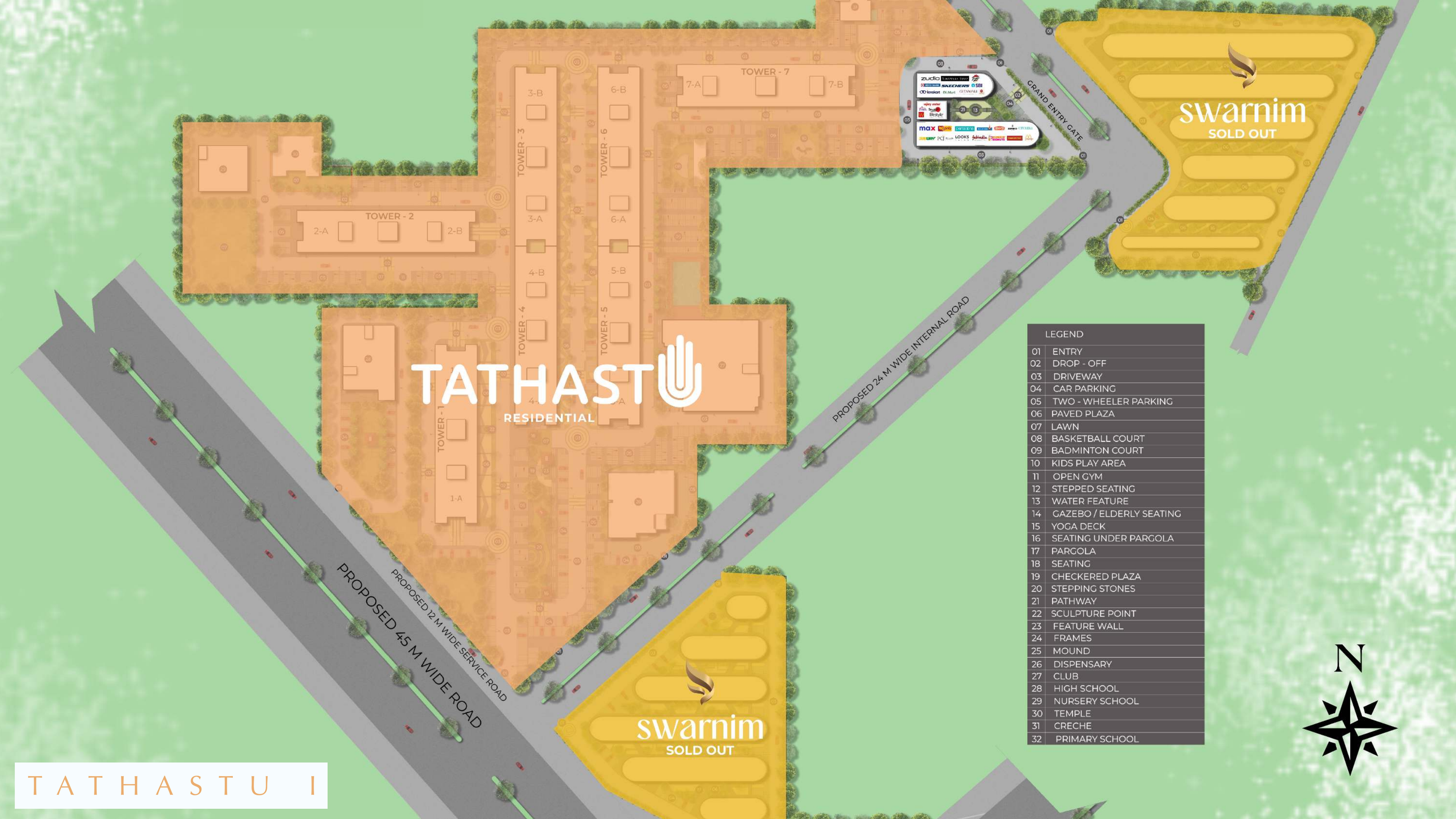
grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.

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

SITE PLAN



LEGEND	
01	ENTRY
02	DROP - OFF
03	DRIVEWAY
04	CAR PARKING
05	TWO - WHEELER PARKING
06	PAVED PLAZA
07	LAWN
08	BASKETBALL COURT
09	BADMINTON COURT
10	KIDS PLAY AREA
11	OPEN GYM
12	STEPPED SEATING
13	WATER FEATURE
14	GAZEBO / ELDERLY SEATING
15	YOGA DECK
16	SEATING UNDER PARGOLA
17	PARGOLA
18	SEATING
19	CHECKERED PLAZA
20	STEPPING STONES
21	PATHWAY
22	SCULPTURE POINT
23	FEATURE WALL
24	FRAMES
25	MOUND
26	DISPENSARY
27	CLUB
28	HIGH SCHOOL
29	NURSERY SCHOOL
30	TEMPLE
31	CRECHE
32	PRIMARY SCHOOL

TATHASTU I

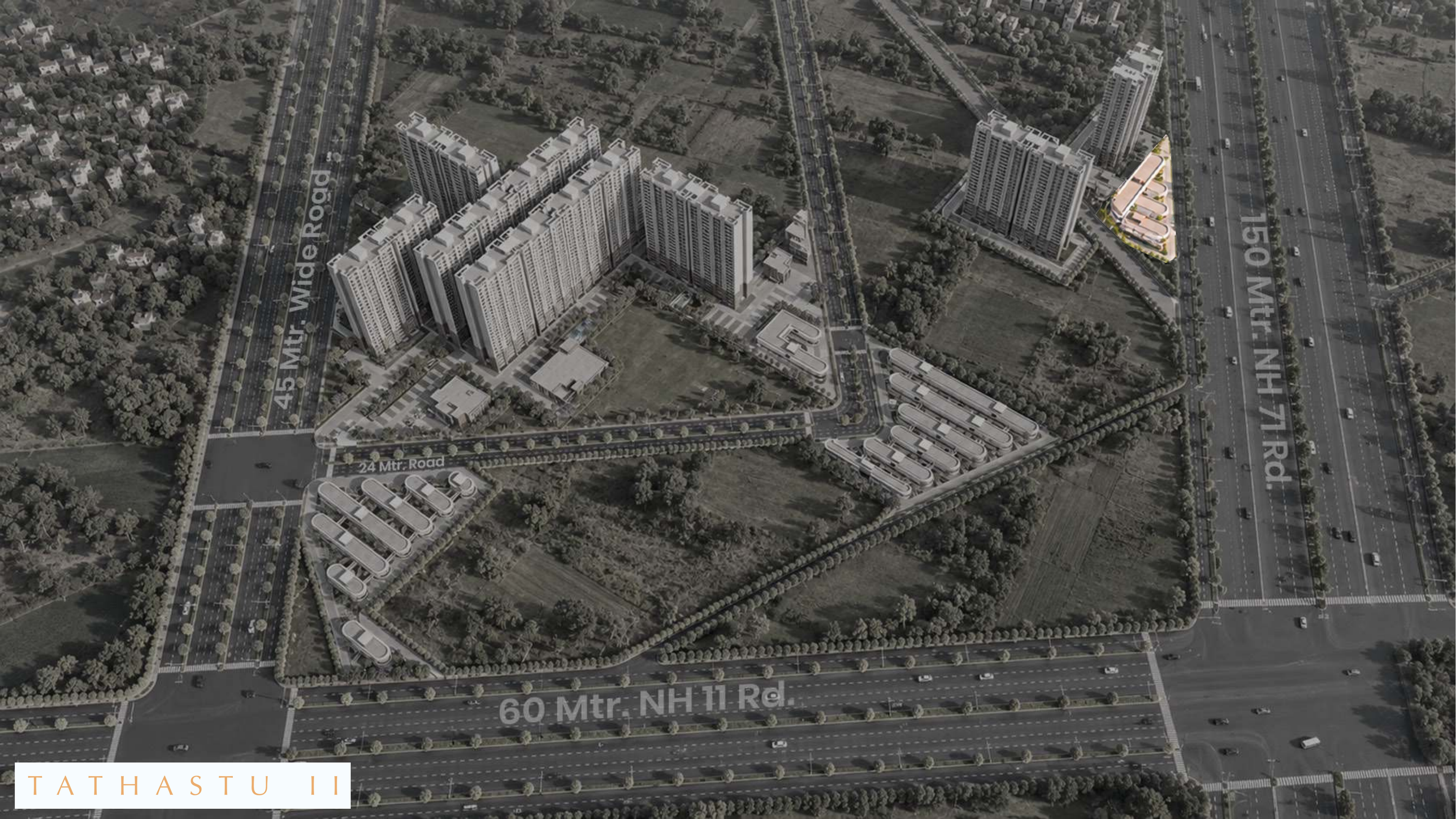


TATHASTU I



LEGEND	
01	ENTRY GATE
02	GUARD HOUSE
03	DRIVEWAY
04	FOUR WHEELER PARKING
05	TWO WHEELER PARKING
06	DROP - OFF
07	KIDS PLAY AREA
08	MULTIPURPOSE LAWN
09	BADMINTON COURT
10	DISTRIBUTARY
11	OUTDOOR FITNESS
12	12 M WIDE CULVERT
13	6 M WIDE ROAD
14	7.5 M WIDE ROAD
15	E.S.S.

TATHASTU II



TATHASTU II

PROJECT AND INVENTORY STATUS

- Project: **Swarnim Rewari**
- Location: **Sector 22, Bypass Road, Rewari**
- Part of: **Tathastu Rewari Township (~3500+ Families)**
- License Number: **HRERA Registration No.- HRERA-PKL-RWR-748-2025 dated 14.08.2025**
- Asset Type: **Commercial – High Street Retail**

PRICING AND PAYMENT PLAN

Payment Plan

Unit Size (Sq.ft.)	At the time of registration	BSP (Psqft.)	At Allotment (Booking Amount)	Within 30 days of allotment 40% of (BSP+EDC/IDC + GST) +100% PLC (IF Applicable)	AFTER 24 MONTH OF BOOKING 30% of (BSP+EDC/ IDC + GST)	On apply of OC 25% of BSP + 30 % of EDC / IDC+ GST	On possession 5 % of BSP	Total
296.01	**49000**	**16500**	**951000**	**1093619.53**	**1570214.65**	**1313795.98**	**256418.66**	**5234048.82**

APPLICATION PROCESS

APPLICATION PROCESS

- Login to the Registration Website
- On the homepage displayed, tap Register Now
- Fill in the application form with your personal details
- Upload your Pan/Aadhaar details for KYC purposes.
- Submit the form and pay via the payment gateway
- Save your **Application number** that you will receive on your **Registered email (for your reference)**

DOCUMENTS REQUIRED

- Credit card\Debit Card\UPI\Net Banking
- KYC details
- Aadhar and PAN card

PROJECT OUTLOOK



Artistic Impression



Artistic Impression



Artistic Impression



Artistic Impression



Artistic Impression



Artistic Impression



HANDICRAFT AND TEXTILE MARKET



DIWALI MELA



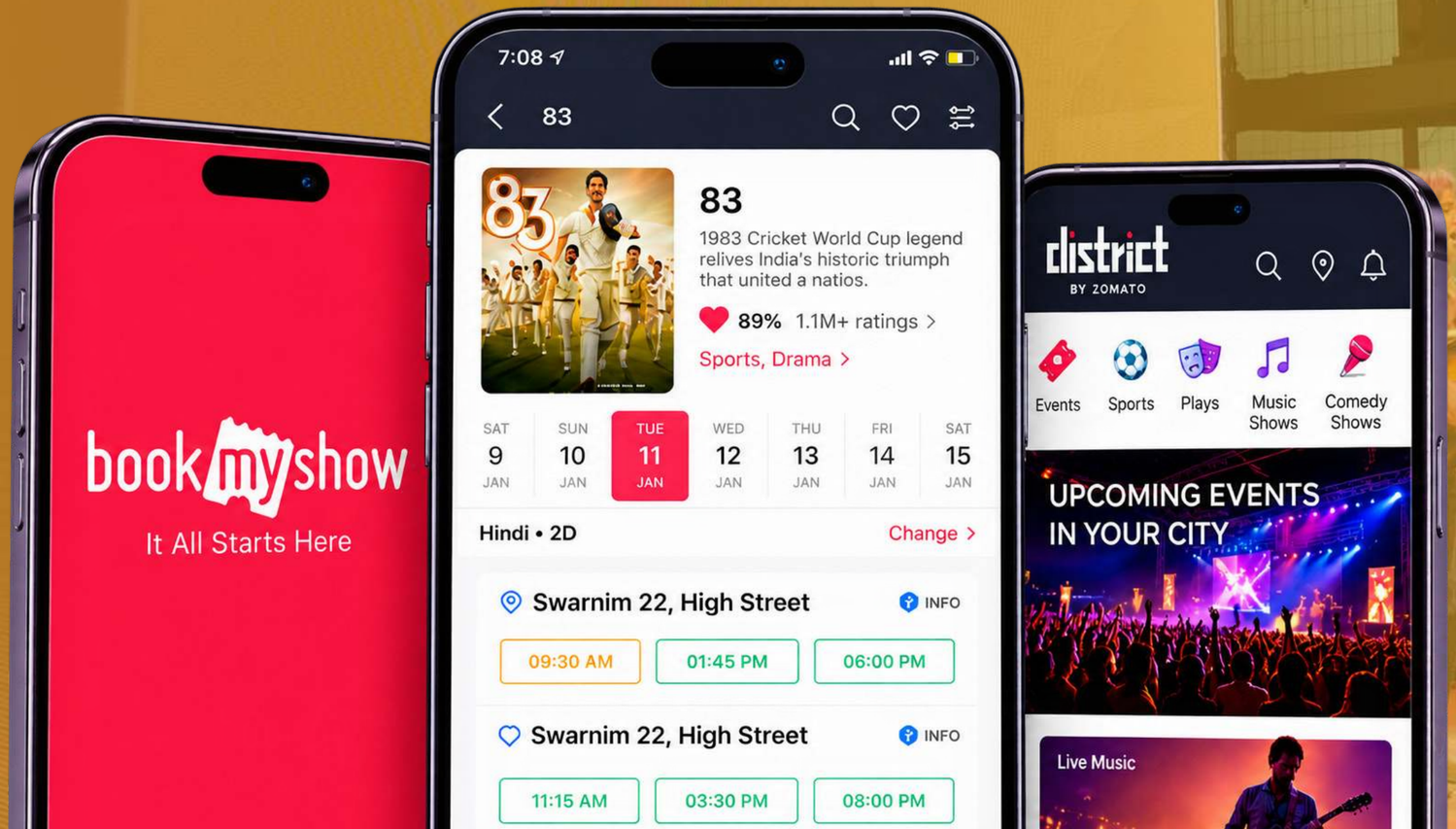
MANGO FESTIVAL

Reference Images

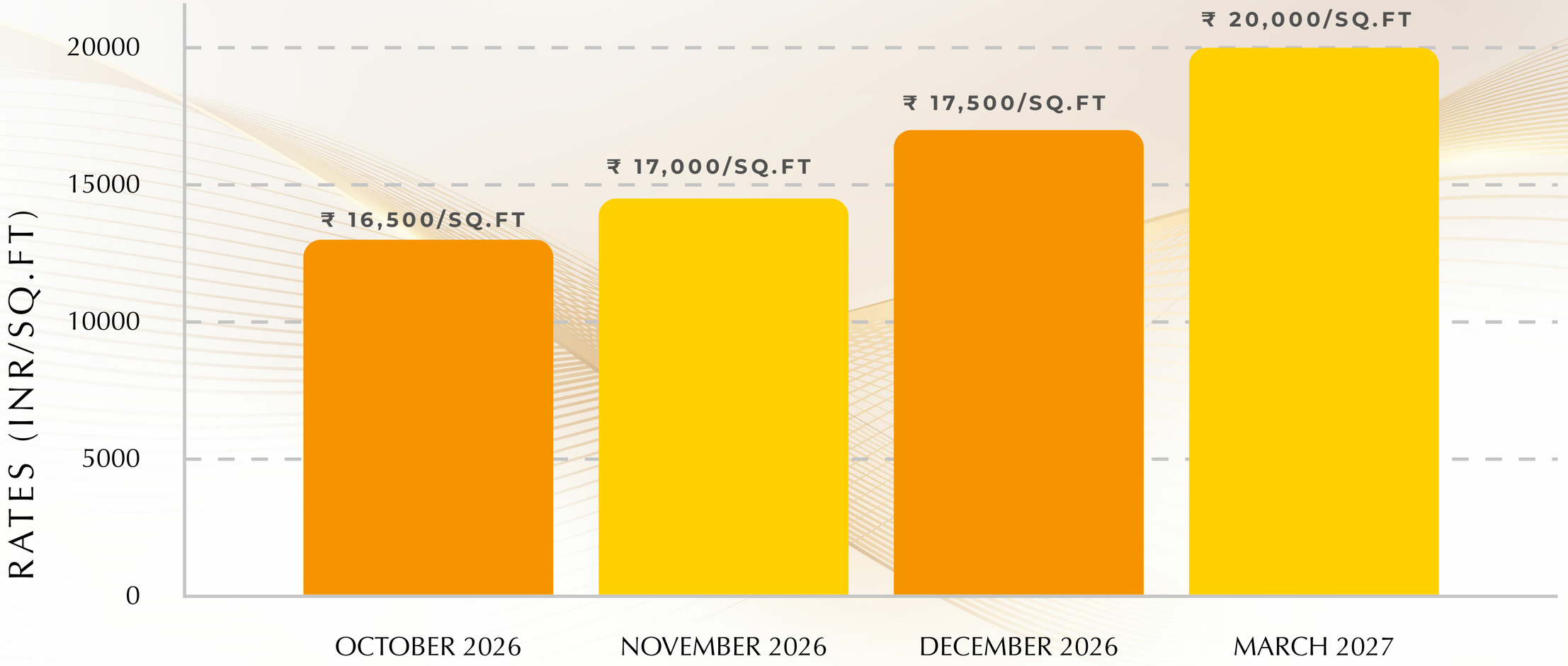


FOOD FESTIVAL

Koi bhi special event ho—food festival, art mela, kids' carnival
SWARNIM KA CALENDAR **BOOKMYSHOW** AUR **DISTRICT**
JAISE NATIONAL PLATFORMS PAR SHINE KAREGA.



UPCOMING PROJECTED RATES


RATES (INR/SQ.FT)
20000
15000
10000
5000
0
₹ 16,500/SQ.FT
₹ 17,000/SQ.FT
₹ 17,500/SQ.FT
₹ 20,000/SQ.FT
OCTOBER 2026
NOVEMBER 2026
DECEMBER 2026
MARCH 2027

HRERA Registration No.- HRERA-PKL-RWR-748-2025 dated 14.08.2025

TATHASTU
REALTY

Address: 10th Floor, Tower B, Vatika Towers, Golf Course Road, Sector 54, Gurugram, Haryana-122011
www.tathastu.co