



Project Registration Number - JHARERA/PROJECT138/2022

1. Project details of promoter :-

Project Name

KAUSHALYA KUTIR

Project Type

Residential

Permit valid From

10/10/2025

Permit valid To

13/07/2028

PAN No.

AAUFC6273B

Email ID

manishjalan.ranchi@gmail.com

Project Weblink

Promoter\Developer Web link

MAP

[View \(/FirstLevel/ViewDocument/269681\)](#)

Permit/Sanction Letter

[View \(/FirstLevel/ViewDocument/269680\)](#)

Allotment Letter

[View \(/FirstLevel/ViewDocument/269682\)](#)

Brochure

[View \(/FirstLevel/ViewDocument/269685\)](#)

Agreement for sale

[View \(/FirstLevel/ViewDocument/269683\)](#)

Conveyence Deed

[View \(/FirstLevel/ViewDocument/269684\)](#)

Gant Chart

Project Address

KHATA NO 36 PLOT NI 2065 AND 2066, RADHA NAGAR SIDHA TOLI ARA GATE P S TATISILWAY RANCHI, Namkum, Ranchi, Jharkhand, 835103 .

Project Coordinates

Project Latitude

23°21'03" NORTH

Project Longitude

85°24'32" EAST

2. Personal details of promoter :-

Builder Details

CRESTLINE CONSTRUCTIONS

Chairman/Partners/Directors/Proprietor's

Name	Designation	Emaild	Photo
MANISH JALAN	Partner	manishjalan.ranchi@gmail.com	View (/Home/ViewDocument/269647)
M/s BISHRAM CONSTRUCTIONS PVT. LTD THROUGH ITS DIRECTOR SUDIPTO CHOUDHURY	Partner	SCHOUDHURY2601@GMAIL.COM	View (/Home/ViewDocument/299323)

Authorized person Name

Authorized person Number

Authorized person email

3. Project Account Details :-

Account Type	Bank Name	Account Number	Account Holder Name	IFSC Code	
	HDFC BANK	50200116674221	KAUSHALYA KUTIR CRESTLINE CONSTRUCTIONS	HDFC0005189	
	HDFC BANK	50200116703401	KAUSHALYA KUTIR CRESTLINE CONSTRUCTIONS	HDFC0005189	
	HDFC BANK	50200116967112	KAUSHALYA KUTIR CRESTLINE CONSTRUCTIONS	HDFC0005189	
	HDFC BANK	01501330000731	RISHI RANJAN	HDFC0000150	
	HDFC BANK	50100045525495	RAJ RANJAN	HDFC0000150	
	HDFC BANK	50100114502602	MADHU AGARWAL	HDFC0002834	



4. Land Details

Details of project land held by the applicant											
Owner type	Ownership Detail	Plot No.	Khata No.	Thana No.	Ward No.	Village	Address	District	Anchal / Circle	Sale Deed Document/Khatiyani	Correction Slip (सुधार पत्र)
Other	MADHU AGARWAL	2065 AND 2066	36	178	Not Applicable	ARA	RADHA NAGAR SIDHA TOLI ARA GATE P S TATISILWAY RANCHI	Ranchi	Namkum	(/FirstLevel/ViewDocument/269660)	(/FirstLevel/ViewDocun
Other	RAJ RANJAN	2065	36	178	Not Applicable	ARA	RADHA NAGAR SIDHA TOLI ARA GATE P S TATISILWAY RANCHI	Ranchi	Namkum	(/FirstLevel/ViewDocument/269664)	(/FirstLevel/ViewDocun
Other	RISHI RANJAN	2065 AND 2066	36	178	Not Applicable	ARA	RADHA NAGAR SIDHA TOLI ARA GATE P S TATISILWAY RANCHI	Ranchi	Namkum	(/FirstLevel/ViewDocument/269668)	(/FirstLevel/ViewDocun

5. Flat Details :-

Sl.No.	flat No.	floor No.	Completion Status	Sold Status	Carpet Area(in m sq.)	Ownership
1	001	Ground	Under Process	No	78.31	N/A



2	002	Ground	Under Process	No	77.79	N/A
3	101	First	Under Process	No	87.48	N/A
4	102	First	Under Process	No	78.91	N/A
5	103	First	Under Process	No	89.04	N/A
6	104	First	Under Process	No	82.30	N/A
7	105	First	Under Process	No	79.06	N/A
8	201	Second	Under Process	No	87.48	N/A
9	202	Second	Under Process	No	78.91	N/A
10	203	Second	Under Process	No	89.04	N/A
11	204	Second	Under Process	No	82.30	N/A
12	205	Second	Under Process	No	79.06	N/A
13	301	Third	Under Process	No	87.48	N/A
14	302	Third	Under Process	No	78.91	N/A
15	303	Third	Under Process	No	89.04	N/A
16	304	Third	Under Process	No	82.30	N/A
17	305	Third	Under Process	No	79.06	N/A
18	401	Fourth	Under Process	No	87.48	N/A
19	402	Fourth	Under Process	No	78.91	N/A
20	403	Fourth	Under Process	No	89.04	N/A
21	404	Fourth	Under Process	No	82.30	N/A
22	405	Fourth	Under Process	No	79.06	N/A

6. Non Encumbrance Certificate :-

Non Encumbrance Certificate	View (/FirstLevel/ViewDocument/269659)
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7. Parking Details :-

The number of open parking areas available in the real estate project.	Total No. open garages	4	
	Total Area of open garages	50.00	
	Total No. Closed garages	21	
	Total Area of Closed garages	262.50	

8. Financial Details

Project Estimated Cost	55000000.00		
Audited balance sheet of the promoter for proceeding financial years and income tax returns of the promoter for three proceeding financial years.	Company Pan Card	Balance Sheet	Income Tax
	View		
	(/FirstLevel/ViewDocument/269651)	(/FirstLevel/ViewDocument/287229)	(/FirstLevel/ViewDocument/287229)

9. Last Five Year Project Details of Promoter/Developer

Project Name	Rera Registration Number	Permit Number	Permit Date	Project Type	Address	Total Const. Area	Total Const. Unit	Total Residential Unit	Total Commercial Unit	Project Status	Any Litigation
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Litigation Details

Project Name	caseNo	Name of Authority	Petitioner	Respondant	fact Of Case	Present Status	Intrism Order	Dispose Order	
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Details of all Past real estate Details

[View \(/FirstLevel/ViewDocument\)](#)

10. Other Facilities



Road : [View](#) (/FirstLevel/ViewDocument/269686)

Supply Water : [View](#) (/FirstLevel/ViewDocument/269687)

Seawage and Drainage System : [View](#) (/FirstLevel/ViewDocument/269688)

Electricity Supply and Transformer/Sub Station : [View](#) (/FirstLevel/ViewDocument/269689)

Charging Point in Parking Area : [View](#) (/FirstLevel/ViewDocument/269696)

Solid Waste Management and Disposal : [View](#) (/FirstLevel/ViewDocument/269690)

Fire Fighting Facility : [View](#) (/FirstLevel/ViewDocument/269691)

Drinking Water Facility : [View](#) (/FirstLevel/ViewDocument/269692)

Emergency Evacuation Service : [View](#) (/FirstLevel/ViewDocument/269693)

Use of Renewable Energy : [View](#) (/FirstLevel/ViewDocument/269694)

Rain Water Harvesting : [View](#) (/FirstLevel/ViewDocument/269695)

Environment Clearance :

Height Clearance :

Construction Finance :

Bank Loan Approval :

11. Real Estate Agent Details

The names and addresses of his real estate agents, if any, for the proposed project.						
	JHRERA Reg. No.	Name	Address	Mobile No.	Email	

12. Consultant Details

The names and addresses of the contractors, archiect, structural engineer, if any and other persons concerned with the development of the proposed project.

Contractor Name	Address	PAN No.	Mobile	Email Id
ANUP KUMAR DUTTA	QNO C35 HTIF COLONY NEAR DURGA SOREN CHOWK NAMKUM RANCHI 834010	ATUPD3419R	9801306219	ANUP.DUTTA65.AD@GMAIL.COM

Archiect Name	Address	PAN No.	Mobile	Email id
AJIT KUMAR MINJ	CO POULUS MINJ ST GRANCIS ROAD NEAR SARAI FUEL CHAWK NEW PIPER TOLI ARGORA DORANDA PO DORANDA RANCHI 834002	AKJPM4698M	7320070727	ANHULARCHITECTS74@GMAIL.COM

structural engineer Name	Address	PAN No.	Mobile Number	Email Id
ATUL AGARWAL	KANKE ROAD RANCHI JHARKHAND	AAMPA2171Q	9909918705	SCPL1995@GMAIL.COM

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