



Project Registration Number - JHARERA/PROJECT/107/2018

1. Project details of promoter :-

Project Name

OCEANIK EMPIRE

Project Type

Residential

Permit valid From

18/10/2023

Permit valid To

19/09/2028

PAN No.

AAHFO9941K

Email ID

oceanikempire01@gmail.com

Project Weblink

Promoter\Developer Web link

MAP

[View \(/FirstLevel/ViewDocument/155168\)](#)

Permit/Sanction Letter

[View \(/FirstLevel/ViewDocument/155167\)](#)

Allotment Letter

[View \(/FirstLevel/ViewDocument/155169\)](#)

Brochure

[View \(/FirstLevel/ViewDocument/155172\)](#)

Agreement for sale

[View \(/FirstLevel/ViewDocument/155170\)](#)

Conveyence Deed

[View \(/FirstLevel/ViewDocument/155171\)](#)

Gant Chart

Project Address

BESIDE WATER TANK, ARGORA KATHAL MORE ROAD, Nagri, Ranchi, Jharkhand, 834004 .

Project Coordinatines

Project Latitude

23°21'21"N

Project Longitude

85°16'14"E

2. Personal details of promoter :-

Builder Details

OCEANIK BUILDTECH AND CONSTRUCTION COMPANY

Chairman/Partners/Directors/Proprietor's

Name	Designation	Emaild	Photo
PANKAJ KUMAR	Partner	pankaj_kumar0501@yahoo.com	View (/Home/ViewDocument/152098)
ABHINAV GIRISH	Partner	abhinavgirish@rediffmail.com	View (/Home/ViewDocument/152101)
PURUSHOTTAM KUMAR	Partner	pk050177@gmail.com	View (/Home/ViewDocument/152104)

Authorized person Name

PANKAJ KUMAR

Authorized person Number

Authorized person email

3. Project Account Details :-

Account Type	Bank Name	Account Number	Account Holder Name	IFSC Code	
	STATE BANK OF INDIA	41123102918	OCEANIK BUILDTECH & CONSTRUCTION COMPANY	SBIN0006951	

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(शुद्धि प्रमाण पत्र)
Other	RUPCHANDRA SAHU	580 & 581	360	228	36	PUNDAG	BESIDE WATER TANK ARGORA KATHAL MORE ROAD	Ranchi	Nagri	 (/FirstLevel/ViewDocument/155113)	 (/FirstLevel/ViewDocument/155113)
Other	DHANESHWAR SAHU	580 & 581	360	228	36	PUNDAG	BESIDE WATER TANK ARGORA KATHAL MORE ROAD	Ranchi	Nagri	 (/FirstLevel/ViewDocument/155117)	 (/FirstLevel/ViewDocument/155117)
Other	KAILASH MAHTO	580 & 581	360	228	36	PUNDAG	BESIDE WATER TANK ARGORA KATHAL MORE ROAD	Ranchi	Nagri	 (/FirstLevel/ViewDocument/155121)	 (/FirstLevel/ViewDocument/155121)
Other	BIPIN KUMAR SAHU	580 & 581	360	228	36	PUNDAG	BESIDE WATER TANK ARGORA KATHAL MORE ROAD	Ranchi	Nagri	 (/FirstLevel/ViewDocument/155125)	 (/FirstLevel/ViewDocument/155125)
Other	MUKESH KUMAR	580 & 581	360	228	36	PUNDAG	BESIDE WATER TANK ARGORA KATHAL MORE ROAD	Ranchi	Nagri	 (/FirstLevel/ViewDocument/155129)	 (/FirstLevel/ViewDocument/155129)
Other	RUPCHAND KUMAR	580 & 581	360	228	36	PUNDAG	BESIDE WATER TANK ARGORA KATHAL MORE ROAD	Ranchi	Nagri	 (/FirstLevel/ViewDocument/155133)	 (/FirstLevel/ViewDocument/155133)

Other	KAPIL DEV SAHU	580 & 581	360	228	36	PUNDAG	BESIDE WATER TANK ARGORA KATHAL MORE ROAD	Ranchi	Nagri	 (/FirstLevel/ViewDocument/155137)	 (/FirstLevel/ViewDocument/155137) 
Other	MOHAR SAHU	580 & 581	360	228	36	PUNDAG	BESIDE WATER TANK ARGORA KATHAL MORE ROAD	Ranchi	Nagri	 (/FirstLevel/ViewDocument/155141)	 (/FirstLevel/ViewDocument/155141)
Other	USHA DEVI	580 & 581	360	228	36	PUNDAG	BESIDE WATER TANK ARGORA KATHAL MORE ROAD	Ranchi	Nagri	 (/FirstLevel/ViewDocument/155145)	 (/FirstLevel/ViewDocument/155145)
Other	MAHENDRA MAHTO	580 & 581	360	228	36	PUNDAG	BESIDE WATER TANK ARGORA KATHAL MORE ROAD	Ranchi	Nagri	 (/FirstLevel/ViewDocument/155149)	 (/FirstLevel/ViewDocument/155149)
Other	BHUNESHWAR SAHU	580 & 581	360	228	36	PUNDAG	BESIDE WATER TANK ARGORA KATHAL MORE ROAD	Ranchi	Nagri	 (/FirstLevel/ViewDocument/155153)	 (/FirstLevel/ViewDocument/155153)
Other	NIRUPAMA SHANKAR	578	360	228	36	PUNDAG	BESIDE WATER TANK ARGORA KATHAL MORE ROAD	Ranchi	Nagri	 (/FirstLevel/ViewDocument/155157)	 (/FirstLevel/ViewDocument/155157)

Other	SUNDER SAHU	580 & 581	360	228	36	PUNDAG	BESIDE WATER TANK ARGORA KATHAL MORE ROAD	Ranchi	Nagri	 (/FirstLevel/ViewDocument/156717)	 (/FirstLevel/ViewDocument/156717)
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5. Flat Details :-

Sl.No.	flat No.	floor No.	Completion Status	Sold Status	Carpet Area(in m sq.)	Ownership
1	B00	Ground	Under Process	No	29.93	OCEANIK EMPIRE
2	B101	First	Under Process	No	33.02	OCEANIK
3	B102	First	Under Process	No	28.01	OCEANIK
4	B103	First	Under Process	No	30.00	OCEANIK
5	B104	First	Under Process	No	29.49	OCEANIK
6	B105	First	Under Process	No	29.78	OCEANIK
7	B106	First	Under Process	No	29.79	OCEANIK
8	B107	First	Under Process	No	27.04	OCEANIK
9	B201	Second	Under Process	Yes	98.58	NIDHI & VIVEK
10	B202	Second	Under Process	Yes	100.29	PROMAD PRASAD & PRITI
11	B203	Second	Under Process	No	28.69	OCEANIK
12	B204	Second	Under Process	No	27.55	OCEANIK
13	B301	Third	Under Process	Yes	98.60	PUJA
14	B302	Third	Under Process	No	100.29	BANDANA
15	B303	Third	Under Process	No	28.69	OCEANIK
16	B304	Third	Under Process	No	27.53	OCEANIK
17	B305	Third	Under Process	No	28.54	OCEANIK
18	B306	Third	Under Process	No	29.93	OCEANIK
19	B307	Third	Under Process	No	28.11	OCEANIK
20	B401	Fourth	Under Process	No	98.60	BHUJANG
21	B402	Fourth	Under Process	Yes	100.28	KHUSBOO
22	B403	Fourth	Under Process	No	91.75	OCEANIK
23	B404	Fourth	Under Process	No	28.69	OCEANIK
24	B405	Fourth	Under Process	No	27.59	OCEANIK
25	B501	Fifth	Under Process	Yes	98.60	ARUN



26	B502	Fifth	Under Process	Yes	100.29	AMRENDRA
27	B503	Fifth	Under Process	No	92.54	SUSHILA
28	B504	Fifth	Under Process	No	28.69	OCEANIK
29	B505	Fifth	Under Process	No	27.53	OCEANIK
30	B601	Sixth	Under Process	Yes	98.60	JYOTSNA
31	B602	Sixth	Under Process	Yes	100.28	SALONI
32	B603	Sixth	Under Process	No	91.75	OCEANIK
33	B604	Sixth	Under Process	No	28.69	OCEANIK
34	B605	Sixth	Under Process	No	27.59	JYOTSNA
35	B701	Seventh	Under Process	No	98.60	ANITA
36	B702	Seventh	Under Process	No	100.29	PRIYANSHU
37	B703	Seventh	Under Process	No	92.54	OCEANIK
38	B704	Seventh	Under Process	No	28.69	OCEANIK
39	B705	Seventh	Under Process	No	27.53	OCEANIK
40	B801	Eighth	Under Process	No	98.60	RANJEET
41	B802	Eighth	Under Process	Yes	100.28	ROMIT ROI
42	B803	Eighth	Under Process	No	91.75	OCEANIK
43	B804	Eighth	Under Process	No	28.69	ROHIT
44	B805	Eighth	Under Process	No	27.59	RANJEET
45	B901	Ninth	Under Process	No	98.60	SANTOSH
46	B902	Ninth	Under Process	No	100.29	UDAY
47	B903	Ninth	Under Process	No	92.54	SANDEEP
48	B904	Ninth	Under Process	No	28.69	OCEANUK
49	B905	Ninth	Under Process	No	27.53	OCEANIK
50	B1001	Tenth	Under Process	Yes	98.60	ABHISHEK
51	B1002	Tenth	Under Process	No	100.28	MANOJ
52	B1003	Tenth	Under Process	Yes	91.75	JAYANT
53	B1103	Eleventh	Under Process	Yes	92.54	RANJEET
54	B1104	Eleventh	Under Process	No	28.69	JAYANT
55	B1105	Eleventh	Under Process	No	27.53	SURESH
56	B1201	Twelfth	Under Process	Yes	98.60	RADHA
57	B1202	Twelfth	Under Process	No	100.28	OCEANUK
58	B1203	Twelfth	Under Process	Yes	91.75	RANJEET
59	B1204	Twelfth	Under Process	No	28.69	OCEANIK
60	B1205	Twelfth	Under Process	Yes	27.53	ADITYA
61	1A	First	Under Process	Yes	88.36	SEEMA



62	1B	First	Under Process	Yes	81.70	OCEANIK EMPIRE
63	1C	First	Under Process	Yes	59.93	OCEANIK EMPIRE
64	1D	First	Under Process	Yes	92.28	BIJLI CHARTERJIEE
65	1E	First	Under Process	No	92.38	OCEANIK EMPIRE
66	1F	First	Under Process	Yes	60.00	OCEANIK EMPIRE
67	1G	First	Under Process	No	82.59	OCEANIK EMPIRE
68	1H	First	Under Process	Yes	88.08	SUJIT KUMAR
69	2A	Second	Under Process	Yes	88.36	PRATIBHA
70	2B	Second	Under Process	Yes	81.70	OCEANIK EMPIRE
71	2C	Second	Under Process	Yes	59.97	NIRMALA
72	2D	Second	Under Process	Yes	92.28	UDAY
73	2E	Second	Under Process	Yes	92.38	GIRISH
74	2F	Second	Under Process	Yes	60.00	SONI JHA
75	2G	Second	Under Process	Yes	82.59	RASHAMI
76	2H	Second	Under Process	Yes	88.08	PRATIMA
77	3A	Third	Under Process	Yes	88.36	OCEANIK EMPIRE
78	3B	Third	Under Process	Yes	81.70	OCEANIK EMPIRE
79	3C	Third	Under Process	Yes	60.00	NIRMALA
80	3D	Third	Under Process	Yes	92.28	UTKARSH
81	3E	Third	Under Process	Yes	92.38	BABY
82	3F	Third	Under Process	Yes	60.00	OCEANIK EMPIRE
83	3G	Third	Under Process	Yes	82.59	DEEPAK
84	3H	Third	Under Process	Yes	88.08	ASHWANI
85	4A	Fourth	Under Process	Yes	88.36	OCEANIK EMPIRE
86	4B	Fourth	Under Process	Yes	81.70	OCEANIK EMPIRE
87	4D	Fourth	Under Process	No	92.28	SAMITA
88	4E	Fourth	Under Process	No	92.38	OCEANIK
89	4F	Fourth	Under Process	No	60.00	OCEANIK
90	4G	Fourth	Under Process	No	82.59	YASWANT
91	4H	Fourth	Under Process	Yes	88.06	PRITI
92	5A	Fifth	Under Process	No	88.36	ASHISH KUAMAR
93	5B	Fifth	Under Process	No	81.70	OCEANIK
94	5C	Fifth	Under Process	Yes	60.00	OCEANIK EMPIRE
95	5D	Fifth	Under Process	No	92.28	HARSH
96	5E	Fifth	Under Process	Yes	92.38	OCEANIK EMPIRE
97	5F	Fifth	Under Process	Yes	60.00	RAVI



98	5G	Fifth	Under Process	No	82.59	MINAL
99	5H	Fifth	Under Process	Yes	88.08	KHUSBHU
100	6A	Sixth	Under Process	Yes	88.36	SATYANDRE
101	6B	Sixth	Under Process	No	81.70	VIVEK
102	6C	Sixth	Under Process	Yes	60.00	OCEANIK
103	6D	Sixth	Under Process	Yes	92.28	OCEANIK
104	6E	Sixth	Under Process	Yes	92.38	NIDHI
105	6F	Sixth	Under Process	Yes	60.00	OCEANIK EMPIRE
106	6G	Sixth	Under Process	Yes	82.59	OCEANIK
107	6H	Sixth	Under Process	No	88.08	OCEANIK
108	7A	Seventh	Under Process	Yes	88.36	SUCHITA
109	7B	Seventh	Under Process	Yes	81.70	OCEANIK
110	7C	Seventh	Under Process	No	60.00	PUSPA
111	7D	Seventh	Under Process	No	92.28	OCEANIK
112	7E	Seventh	Under Process	No	92.38	SUDHA
113	7F	Seventh	Under Process	Yes	60.00	RAVI RANJAN
114	7G	Seventh	Under Process	Yes	82.59	OCEANIK EMPIRE
115	7H	Seventh	Under Process	Yes	88.08	UTKARSH
116	8A	Eighth	Under Process	Yes	88.36	ABHAY
117	8B	Eighth	Under Process	Yes	81.70	MANJULA
118	8C	Eighth	Under Process	Yes	60.00	OCEANIK EMPIRE
119	8D	Eighth	Under Process	Yes	92.28	SUNIL
120	8E	Eighth	Under Process	Yes	92.38	ANNU
121	8F	Eighth	Under Process	Yes	60.00	OCEANIK EMPIRE
122	8G	Eighth	Under Process	Yes	82.59	SWATI
123	8H	Eighth	Under Process	Yes	88.08	ADARSH
124	9A	Ninth	Under Process	Yes	88.36	SAURAV
125	9B	Ninth	Under Process	Yes	81.70	OCEANIK EMPIRE
126	9C	Ninth	Under Process	Yes	60.00	ANIL
127	9D	Ninth	Under Process	Yes	92.28	OCEANIK EMPIRE
128	9E	Ninth	Under Process	Yes	92.38	OCEANIK EMPIRE
129	9F	Ninth	Under Process	Yes	60.00	OCEANIK EMPIRE
130	9G	Ninth	Under Process	Yes	82.59	HARENDRA
131	9H	Ninth	Under Process	Yes	88.08	SIMA
132	10A	Tenth	Under Process	Yes	88.36	RISHAV
133	10B	Tenth	Under Process	Yes	81.70	KAMLKANT



134	10C	Tenth	Under Process	Yes	60.00	OCEANIK EMPIRE
135	10D	Tenth	Under Process	Yes	92.28	BHASKAR
136	10E	Tenth	Under Process	Yes	92.38	OCEANIK EMPIRE
137	10F	Tenth	Under Process	Yes	60.00	OCEANIK EMPIRE
138	10G	Tenth	Under Process	Yes	82.59	SWATI
139	10H	Tenth	Under Process	Yes	88.08	AKANKSHA
140	11A	Eleventh	Under Process	Yes	88.36	DALBIR
141	11B	Eleventh	Under Process	Yes	81.70	SAURAV
142	11C	Eleventh	Under Process	No	60.00	OCEANIK EMPIRE
143	B1004	Tenth	Under Process	No	28.69	JAYANT
144	B1005	Tenth	Under Process	No	27.59	ABHISHEK
145	B1101	Eleventh	Under Process	Yes	98.60	SURESH
146	B1102	Eleventh	Under Process	No	100.29	BETUL
147	11D	Eleventh	Under Process	Yes	92.28	ASHISH JHA
148	11E	Eleventh	Under Process	Yes	92.38	SANATAN
149	11F	Eleventh	Under Process	No	60.00	OCEANIK EMPIRE
150	11G	Eleventh	Under Process	Yes	82.59	PURNIMA
151	11H	Eleventh	Under Process	Yes	88.08	MADHU
152	4C	Fourth	Under Process	Yes	60.00	OCEANIK EMPIRE

6. Non Encumbrance Certificate :-

Non Encumbrance Certificate	View (/FirstLevel/ViewDocument/156722)
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7. Parking Details :-

The number of open parking areas available in the real estate project.	Total No. open garages	6	
	Total Area of open garages	75.00	
	Total No. Closed garages	122	
	Total Area of Closed garages	1525.00	

8. Financial Details

Project Estimated Cost	300990169.00
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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/156721)	(/FirstLevel/ViewDocument/187489)	(/FirstLevel/ViewDocument/187489)

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/155173)

Supply Water : [View](#) (/FirstLevel/ViewDocument/156768)

Seawage and Drainage System : [View](#) (/FirstLevel/ViewDocument/155175)

Electricity Supply and Transformer/Sub Station : [View](#) (/FirstLevel/ViewDocument/155176)

Charging Point in Parking Area : [View](#) (/FirstLevel/ViewDocument/155183)

Solid Waste Management and Disposal : [View](#) (/FirstLevel/ViewDocument/155177)

Fire Fighting Facility : [View](#) (/FirstLevel/ViewDocument/155178)

Drinking Water Facility : [View](#) (/FirstLevel/ViewDocument/155179)

Emergency Evacuation Service : [View](#) (/FirstLevel/ViewDocument/155180)

Use of Renewable Energy : [View](#) (/FirstLevel/ViewDocument/155181)

Rain Water Harvesting : [View](#) (/FirstLevel/ViewDocument/155182)

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, architect, structural engineer, if any and other persons concerned with the development of the proposed project.

Contractor Name	Address	PAN No.	Mobile	Email Id
MOHAN KUMAR	PUNDAG RANCHI	DYJPK2625H	7079395956	skagarawal112@gmail.com

Architect Name	Address	PAN No.	Mobile	Email id
AVINASH KR KESHRI	BOOTY MORE RANCHI	BMDPK2486E	8826301177	avi2k5@gmail.com

structural engineer Name	Address	PAN No.	Mobile Number	Email Id
SUNIL KUMAR SINGH	KIADRU RANCHI	AKUPS3436Q	9431590618	sunilsingh.achievers@gmail.com

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