



Project Registration Number - JHARERA/PROJECT/151/2022

1. Project details of promoter :-

Project Name

HERITAGE ONE

Project Type

Residential

Permit valid From

22/04/2022

Permit valid To

23/03/2025

PAN No.

AABCK7330F

Email ID

purchase1@kalsibuildcon.in

Project Weblink

Promoter\Developer Web link

MAP

[View \(/FirstLevel/ViewDocument/97059\)](#)

Permit/Sanction Letter

[View \(/FirstLevel/ViewDocument/97058\)](#)

Allotment Letter

[View \(/FirstLevel/ViewDocument/100624\)](#)

Brochure

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

Agreement for sale

[View \(/FirstLevel/ViewDocument/100626\)](#)

Conveyence Deed

[View \(/FirstLevel/ViewDocument/100627\)](#)

Gant Chart

Project Address

SIMLIYA, RANCHI, JHARKHAND, Ratu, Ranchi, Jharkhand, 835222 .

Project Coordinatines

Project Latitude

23.378127

Project Longitude

85.239035

2. Personal details of promoter :-

Builder Details

KALSI BUILDCON PVT LTD

Chairman/Partners/Directors/Proprietor's

Name	Designation	Emaild	Photo
SUMEET SINGH KALSI	Director	ssk@kalsibuildcon.in	View (/Home/ViewDocument/102019)
JASMEET SINGH KALSI	Director	jsk@kalsibuildcon.in	View (/Home/ViewDocument/102022)
NAVJEET SINGH KALSI	Director	nsk@kalsibuildcon.in	View (/Home/ViewDocument/102025)

Authorized person Name

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	40774165577	KALSI BUILDCON PRIVATE LIMITED	SBIN0009620	

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)
Other	JASMEET SINGH KALSI	1180	385	139	Not Applicable	SIMLIYA	SIMLIYA, RANCHI, JHARKHAND	Ranchi	Ratu	(/FirstLevel/ViewDocument/99360)	(/FirstLevel/ViewDocume

5. Flat Details :-

Sl.No.	flat No.	floor No.	Completion Status	Sold Status	Carpet Area(in m sq.)	Ownership
1	101	First	Complete	No	80.45	NA
2	102	First	Complete	No	73.79	NA
3	103	First	Complete	No	80.30	NA
4	104	First	Complete	No	80.26	NA
5	105	First	Complete	Yes	74.02	SHEKHAR KUMAR SINGH
6	201	Second	Complete	Yes	80.45	ANITA KUMARI AND KOMAL RAJ
7	202	Second	Complete	Yes	73.79	SURVI SINGH
8	203	Second	Complete	No	80.30	NA
9	204	Second	Complete	No	80.26	TADASHA SHRIMALI
10	205	Second	Complete	Yes	74.02	TADASHA SHRIMALI
11	206	Second	Complete	No	80.37	NA
12	301	Third	Complete	Yes	80.45	ARCHANA AKHAURI & PRAVEEN AKHAURI
13	302	Third	Complete	Yes	73.79	PRAVEEN AKHAURI & ARCHANA AKHAURI
14	303	Third	Complete	No	80.30	NA
15	304	Third	Complete	Yes	80.26	DHARMENDRA KUMAR SINGH
16	305	Third	Complete	Yes	74.02	UDITI VERMA
17	306	Third	Complete	Yes	80.37	RAM CHANDRA YADAV & ABHYUDAY ANURAG
18	401	Fourth	Complete	Yes	80.45	HARLEEN KAUR
19	402	Fourth	Complete	Yes	73.79	NIRUPMA CHANDRA
20	403	Fourth	Complete	No	80.30	NA

21	404	Fourth	Complete	No	80.26	NA
22	405	Fourth	Complete	Yes	74.02	SANDEEP KUMAR
23	406	Fourth	Complete	Yes	80.37	SUYASH KUMAR
24	501	Fifth	Complete	No	80.45	NA
25	502	Fifth	Complete	Yes	73.79	LAKSHMI DEVI & RAVI SHANKAR KUMAR
26	503	Fifth	Complete	No	80.30	NA
27	504	Fifth	Complete	No	80.26	NA
28	505	Fifth	Complete	No	74.02	NA
29	506	Fifth	Complete	No	80.37	PRANAY KUMAR SINHA
30	106	First	Complete	No	80.37	NA

6. Non Encumbrance Certificate :-

Non Encumbrance Certificate	View (/FirstLevel/ViewDocument/97045)
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7. Parking Details :-

The number of open parking areas available in the real estate project.	Total No. open garages	3
	Total Area of open garages	37.50
	Total No. Closed garages	30
	Total Area of Closed garages	375.00

8. Financial Details

Project Estimated Cost	50000000.00		
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/99329)	(/FirstLevel/ViewDocument/99364)	(/FirstLevel/V

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 \(/FirstLevel/ViewDocument/97063\)](#)

Supply Water : [View \(/FirstLevel/ViewDocument/97064\)](#)

Seawage and Drainage System : [View \(/FirstLevel/ViewDocument/97065\)](#)

Electricity Supply and Transformer/Sub Station : [View \(/FirstLevel/ViewDocument/97066\)](#)

Charging Point in Parking Area : [View \(/FirstLevel/ViewDocument/97073\)](#)

Solid Waste Management and Disposal : [View \(/FirstLevel/ViewDocument/97067\)](#)

Fire Fighting Facility : [View \(/FirstLevel/ViewDocument/97068\)](#)

Drinking Water Facility : [View \(/FirstLevel/ViewDocument/97069\)](#)

Emergency Evacuation Service : [View \(/FirstLevel/ViewDocument/97070\)](#)

Use of Renewable Energy : [View \(/FirstLevel/ViewDocument/97071\)](#)

Rain Water Harvesting : [View \(/FirstLevel/ViewDocument/97072\)](#)

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	
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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
	SUMEET KUMAR KALSI	KILBURN COLONY, HINOO, RANCHI, JHARKHAND 834002	AAJPK5111H	9431707512	SSK@KALSIBUILDCON.IN
	Architect Name	Address	PAN No.	Mobile	Email id
	AVISHEK KUMAR	RANCHI	CWLPK3134Q	8539000010	SINGHAVISHEK786@GAMIL.COM
	structural engineer Name	Address	PAN No.	Mobile Number	Email Id
ITYENDRA SINGH CHAUHAN	SEC 30, OLD JAIL COMPLEX, SOHNA CHOWK, GURGAON 122001	ADRPC0873H	9899261600	ISCHAUHANARCH@GMAIL.COM	

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