



Project Registration Number - JHARERA/PROJECT/190/2022

1. Project details of promoter :-

Project Name

Shaurya Kunj

Project Type

Residential

Permit valid From

26/08/2025

Permit valid To

24/02/2030

PAN No.

ABHCS8427N

Email ID

jeesnco@gmail.com

Project Weblink

Promoter\Developer Web link

MAP

[View \(/FirstLevel/ViewDocument/285578\)](#)

Permit/Sanction Letter

[View \(/FirstLevel/ViewDocument/267490\)](#)

Allotment Letter

[View \(/FirstLevel/ViewDocument/285626\)](#)

Brochure

[View \(/FirstLevel/ViewDocument/305512\)](#)

Agreement for sale

[View \(/FirstLevel/ViewDocument/285627\)](#)

Conveyence Deed

[View \(/FirstLevel/ViewDocument/285628\)](#)

Gant Chart

Project Address

(CS) 1685,1689,1690,1691,1692,1694,1695,1696,1697, Plot No. (MSP) 1685,1689,1690,1691,1692,1694,1695,1696,1697, Khata No. 49,141, ., Nagri, Ranchi, Jharkhand, 834004 .

Project Coordinates

Project Latitude

23°34'57" N

Project Longitude

85°27'06" E

2. Personal details of promoter :-

Builder Details

SHRIAADITYA DWELLER PRIVATE LIMITED

Chairman/Partners/Directors/Proprietor's

Name	Designation	Emaild	Photo
AMIT KUMAR	Director	madhutech101@gmail.com	View (/Home/ViewDocument/102137)
PRADEEP KUMAR	Director	pradeepkumar@gmail.com	View (/Home/ViewDocument/102140)
VINOD KUMAR PANDEY	Director	vinodkpandey@gmail.com	View (/Home/ViewDocument/102143)

Authorized person Name

AMIT 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	44681084488	Shaurya Kunj (Shri Aaditya Dweller Pvt.Ltd.)	SBIN0000167	
	STATE BANK OF INDIA	44680611075	Shaurya Kunj (Shri Aaditya Dweller Pvt.Ltd.)	SBIN0000167	
	STATE BANK OF INDIA	44681082323	Shaurya Kunj (Shri Aaditya Dweller Pvt.Ltd.)	SBIN0000167	
	PUNJAB NATIONAL BANK	5277102100000829	VASHISTH BUILDERS AND ENGINEERS LIMITED	PUNB0527710	
	YES BANK LTD	008463700000793	YATHARTH MEGAPOLIS PVT LTD	YESB0000084	
	STATE BANK OF INDIA	42367904100	PRANAMI BUILDERS PVT LTD	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 Documer
Other	PRANAMI BUILDERS PRIVATE LIMITED	1689,1690,1691,1692,1694,1695,1696,1697	49	228	37	PUNDAG	PUNDAG, THANA NO-228	Ranchi	Nagri	 (/FirstLevel/ViewDocu
Other	Vashisth Builders and Engineers Limited	1685	141	228	37	PUNDAG	PUNDAG, THANA NO-228	Ranchi	Nagri	 (/FirstLevel/ViewDocu
Other	Vashisth Builders and Engineers Limited	1685	141	228	37	PUNDAG	PUNDAG, THANA NO-228	Ranchi	Nagri	 (/FirstLevel/ViewDocu
Other	Yatharth Megapolish Private Limited	1685	141	228	37	PUNDAG	PUNDAG, THANA NO-228	Ranchi	Nagri	 (/FirstLevel/ViewDocu
Other	Yatharth Megapolish Private Limited	1685	141	228	37	PUNDAG	PUNDAG, THANA NO-228	Ranchi	Nagri	 (/FirstLevel/ViewDocu

5. Flat Details :-

Sl.No.	flat No.	floor No.	Completion Status	Sold Status	Carpet Area(in m sq.)	Ownership
1	1003	Tenth	Under Process	Yes	87.66	SWETA SINHA
2	1004	Tenth	Under Process	Yes	98.34	PRASHANT & SHALINEE SRIVASTAVA
3	1005	Tenth	Under Process	No	87.76	NIL
4	1006	Tenth	Under Process	Yes	107.41	PRAKASH CHANDRA JHA
5	1007	Tenth	Under Process	Yes	87.76	SUDIP DAS
6	1008	Tenth	Under Process	Yes	98.34	NEELAM MISHRA
7	1009	Tenth	Under Process	Yes	87.66	MOHIT KUMAR SINHA
8	1101	Eleventh	Under Process	Yes	67.26	SIDDHAANT KULSHRESHTHA
9	1102	Eleventh	Under Process	Yes	67.27	SUMAN
10	1103	Eleventh	Under Process	Yes	87.66	Dr. SHWETA
11	1104	Eleventh	Under Process	Yes	98.34	AKHILESH PRASAD SINGH
12	1105	Eleventh	Under Process	Yes	87.76	Nitin Gupta
13	Block A -Other	Basement	Under Process	No	61.61	NIL
14	Health Club	Basement	Under Process	Not To be Sold	132.38	NIL
15	001	Ground	Under Process	No	67.26	NIL
16	002	Ground	Under Process	Yes	67.27	VISHNU KANT DUBEY
17	003	Ground	Under Process	Yes	87.66	Sunil Kumar Das & Shanti Lata Das
18	004	Ground	Under Process	Yes	98.34	AMIT KUMAR CHOUDHARY
19	005	Ground	Under Process	Yes	87.76	VIVEK RAJ & VANITA GUPTA
20	1106	Eleventh	Under Process	Yes	107.41	Nitin Gupta



21	1107	Eleventh	Under Process	No	87.76	NIL
22	1108	Eleventh	Under Process	Yes	98.34	SANJAY KUMAR GUPTA
23	1109	Eleventh	Under Process	Yes	87.66	SANJEEV KUMAR SINHA & ARPANA SINHA
24	Block B - COMMUNITY HALL	Basement	Under Process	Not To be Sold	61.61	NIL
25	Retail Shop	Basement	Under Process	No	64.23	NIL
26	001	Ground	Under Process	No	128.48	NIL
27	002	Ground	Under Process	No	137.52	NIL
28	003	Ground	Under Process	No	137.52	NIL
29	004	Ground	Under Process	No	128.41	NIL
30	005	Ground	Under Process	No	137.52	NIL
31	006	Ground	Under Process	No	137.56	NIL
32	101	First	Under Process	No	128.48	NIL
33	102	First	Under Process	No	137.52	NIL
34	103	First	Under Process	No	137.52	NIL
35	104	First	Under Process	No	128.41	NIL
36	105	First	Under Process	No	137.52	NIL
37	106	First	Under Process	No	137.56	NIL
38	201	Second	Under Process	No	128.48	NIL
39	202	Second	Under Process	No	137.52	NIL
40	203	Second	Under Process	No	137.52	NIL
41	204	Second	Under Process	No	128.41	NIL



42	205	Second	Under Process	No	137.52	NIL
43	206	Second	Under Process	No	137.56	NIL
44	301	Third	Under Process	No	128.48	NIL
45	302	Third	Under Process	No	137.52	NIL
46	303	Third	Under Process	No	137.52	NIL
47	304	Third	Under Process	No	128.41	NIL
48	305	Third	Under Process	No	137.52	NIL
49	306	Third	Under Process	No	137.56	NIL
50	401	Fourth	Under Process	No	128.48	NIL
51	402	Fourth	Under Process	No	137.52	NIL
52	403	Fourth	Under Process	No	137.52	NIL
53	404	Fourth	Under Process	No	128.41	NIL
54	405	Fourth	Under Process	No	137.52	NIL
55	406	Fourth	Under Process	No	137.56	NIL
56	501	Fifth	Under Process	No	128.48	NIL
57	502	Fifth	Under Process	No	137.52	NIL
58	503	Fifth	Under Process	No	137.52	NIL
59	504	Fifth	Under Process	No	128.41	NIL
60	505	Fifth	Under Process	No	137.52	NIL
61	506	Fifth	Under Process	No	137.56	NIL
62	601	Sixth	Under Process	No	128.48	NIL



63	602	Sixth	Under Process	No	137.52	NIL
64	603	Sixth	Under Process	No	137.52	NIL
65	604	Sixth	Under Process	No	128.41	NIL
66	605	Sixth	Under Process	No	137.52	NIL
67	606	Sixth	Under Process	No	137.56	NIL
68	701	Seventh	Under Process	No	128.48	NIL
69	702	Seventh	Under Process	No	137.52	NIL
70	703	Seventh	Under Process	No	137.52	NIL
71	704	Seventh	Under Process	No	128.41	NIL
72	705	Seventh	Under Process	No	137.52	NIL
73	706	Seventh	Under Process	No	137.56	NIL
74	801	Eighth	Under Process	No	128.48	NIL
75	802	Eighth	Under Process	No	137.52	NIL
76	803	Eighth	Under Process	No	137.52	NIL
77	804	Eighth	Under Process	No	128.41	NIL
78	805	Eighth	Under Process	No	137.52	NIL
79	806	Eighth	Under Process	No	137.56	NIL
80	901	Ninth	Under Process	No	128.48	NIL
81	902	Ninth	Under Process	No	137.52	NIL
82	903	Ninth	Under Process	No	137.52	NIL
83	904	Ninth	Under Process	No	128.41	NIL



84	905	Ninth	Under Process	No	137.52	NIL
85	906	Ninth	Under Process	No	137.56	NIL
86	1001	Tenth	Under Process	No	128.48	NIL
87	1002	Tenth	Under Process	No	137.52	NIL
88	1003	Tenth	Under Process	No	137.52	NIL
89	1004	Tenth	Under Process	No	128.41	NIL
90	1005	Tenth	Under Process	No	137.52	NIL
91	1006	Tenth	Under Process	No	137.56	NIL
92	1101	Eleventh	Under Process	No	128.48	NIL
93	1102	Eleventh	Under Process	No	137.52	NIL
94	1103	Eleventh	Under Process	No	137.52	NIL
95	1104	Eleventh	Under Process	No	128.41	NIL
96	1105	Eleventh	Under Process	No	137.52	NIL
97	1106	Eleventh	Under Process	No	137.56	NIL
98	1201	Twelfth	Under Process	No	128.48	NIL
99	1202	Twelfth	Under Process	No	137.52	NIL
100	1203	Twelfth	Under Process	No	137.52	NIL
101	1204	Twelfth	Under Process	No	128.41	NIL
102	1205	Twelfth	Under Process	No	137.52	NIL
103	1206	Twelfth	Under Process	No	137.56	NIL
104	Block C - Other	Basement	Under Process	No	11.96	NIL



105	001	Ground	Under Process	No	143.19	NIL
106	002	Ground	Under Process	No	139.70	NIL
107	003	Ground	Under Process	No	143.20	NIL
108	101	First	Under Process	No	154.21	NIL
109	102	First	Under Process	No	144.66	NIL
110	103	First	Under Process	No	154.23	NIL
111	201	Second	Under Process	No	154.21	NIL
112	202	Second	Under Process	No	144.66	NIL
113	203	Second	Under Process	No	154.23	NIL
114	301	Third	Under Process	No	154.21	NIL
115	302	Third	Under Process	No	144.66	NIL
116	303	Third	Under Process	No	154.23	NIL
117	401	Fourth	Under Process	No	154.21	NIL
118	402	Fourth	Under Process	No	144.66	NIL
119	403	Fourth	Under Process	No	154.23	NIL
120	501	Fifth	Under Process	No	154.21	NIL
121	502	Fifth	Under Process	No	144.66	NIL
122	503	Fifth	Under Process	No	154.23	NIL
123	601	Sixth	Under Process	No	154.21	NIL
124	602	Sixth	Under Process	No	144.66	NIL
125	603	Sixth	Under Process	No	154.23	NIL



126	701	Seventh	Under Process	No	154.21	NIL
127	702	Seventh	Under Process	No	144.66	NIL
128	703	Seventh	Under Process	No	154.23	NIL
129	801	Eighth	Under Process	No	154.21	NIL
130	802	Eighth	Under Process	No	144.66	NIL
131	803	Eighth	Under Process	No	154.23	NIL
132	901	Ninth	Under Process	No	154.21	NIL
133	902	Ninth	Under Process	No	144.66	NIL
134	006	Ground	Under Process	Yes	107.41	CHHOTELAL
135	007	Ground	Under Process	Yes	87.76	HARPAL KAUR
136	008	Ground	Under Process	Yes	98.34	ABHISHEK CHOUDHARY
137	009	Ground	Under Process	Yes	87.66	BIBHA PRASAD
138	101	First	Under Process	Yes	67.26	RAGHVENDRA SINGH
139	102	First	Under Process	Yes	67.27	SACHIN KUMAR SINGH
140	103	First	Under Process	Yes	87.66	RAVI BHUSHAN
141	104	First	Under Process	Yes	98.34	RAVI BHASKAR
142	105	First	Under Process	Yes	87.85	CHANDRA SHEKHAR AZAD
143	106	First	Under Process	No	107.55	NIL
144	107	First	Under Process	Yes	87.85	DILIP KUMAR SINGH
145	108	First	Under Process	Yes	98.34	RANJEET KUMAR GUPTA
146	109	First	Under Process	Yes	87.66	VIPIN KUMAR



147	201	Second	Under Process	Yes	67.26	ASHA KUMARI
148	202	Second	Under Process	Yes	67.27	SURESH DIXIT
149	203	Second	Under Process	Yes	87.66	NITIN NISHANTA
150	204	Second	Under Process	Yes	98.34	RAVI SHANKAR
151	205	Second	Under Process	Yes	87.85	RINKU SINGH & ARUN LUMAR
152	903	Ninth	Under Process	No	154.23	NIL
153	206	Second	Under Process	Yes	107.55	SURYA PRATAP SINGH
154	207	Second	Under Process	Yes	87.85	ERDAN EKKA 205
155	208	Second	Under Process	Yes	98.34	ASHISH KUMAR SINHA
156	209	Second	Under Process	Yes	87.66	NITIN NISHANTA
157	301	Third	Under Process	Yes	67.26	PARIJAT CHAKARBORTY
158	302	Third	Under Process	Yes	67.27	KHUSBOO KUMARI
159	303	Third	Under Process	Yes	87.66	NISHA KUMARI
160	304	Third	Under Process	Yes	98.34	REKHA KUMARI & OM PRAKASH
161	305	Third	Under Process	Yes	87.85	ARCHANA
162	306	Third	Under Process	Yes	107.55	AJIT CHOUDHARY
163	307	Third	Under Process	Yes	87.85	VIVEK RANJAN
164	308	Third	Under Process	Yes	98.34	ANUJ KUMAR SINGH
165	309	Third	Under Process	Yes	87.66	RASHMI RANJAN
166	401	Fourth	Under Process	Yes	67.26	NITU KUMARI & YURAJ MOHAN
167	402	Fourth	Under Process	Yes	67.26	Abhishek kumar & Soni Kumar



168	403	Fourth	Under Process	Yes	98.34	ASHUTOSH KUMAR
169	404	Fourth	Under Process	Yes	98.34	MARY JYOTASHA EKKA
170	405	Fourth	Under Process	Yes	87.76	ARINDAM SASMAL & PARABITA BASU
171	406	Fourth	Under Process	Yes	107.41	OM PRAKASH CHOUDHARY
172	407	Fourth	Under Process	Yes	87.76	VIKASH NATH
173	408	Fourth	Under Process	Yes	98.43	BIPIN SINGH & RIDHI SINGH
174	409	Fourth	Under Process	Yes	87.66	GOPAL JEE SINGH
175	501	Fifth	Under Process	Yes	67.26	ALBERT ROHAN SILAS
176	502	Fifth	Under Process	Yes	67.26	Omnath krishna Mandal
177	503	Fifth	Under Process	Yes	98.34	RAJEEV RANJAN
178	504	Fifth	Under Process	Yes	98.34	SONALI KUMARI & SUBODH KUMAR
179	505	Fifth	Under Process	Yes	87.76	ARTI BALA
180	506	Fifth	Under Process	Yes	107.41	NITIKA PRIYADARSHI
181	507	Fifth	Under Process	Yes	87.76	ASHISH KUMAR SINHA
182	508	Fifth	Under Process	Yes	98.43	ROHIT KUMAR SINHA
183	509	Fifth	Under Process	Yes	87.66	PANKAJ KUMAR
184	601	Sixth	Under Process	Yes	67.26	SURAJ LAL SINGH
185	602	Sixth	Under Process	Yes	67.26	SURAJ LAL SINGH
186	603	Sixth	Under Process	Yes	98.34	PRASHANT KUMAR
187	604	Sixth	Under Process	Yes	98.34	KAVITA
188	605	Sixth	Under Process	Yes	87.76	POOJA KUMARI & ASHISH KUMAR



189	606	Sixth	Under Process	Yes	107.41	NITIN PRATAP SINGH
190	607	Sixth	Under Process	Yes	87.76	SUSHIL KUMAR
191	608	Sixth	Under Process	Yes	98.43	PRADEEP KUMAR & MEENA SINGH
192	609	Sixth	Under Process	Yes	87.66	SHUSHANT ANAND
193	701	Seventh	Under Process	Yes	67.26	ATUL KUMAR
194	702	Seventh	Under Process	Yes	67.26	RAJESH KUMAR SINGH
195	703	Seventh	Under Process	Yes	98.34	SANTOSH KUMAR
196	704	Seventh	Under Process	Yes	98.34	RAKESH KUMAR SINGH
197	705	Seventh	Under Process	Yes	87.76	PRIYA RANJAN
198	706	Seventh	Under Process	Yes	107.41	ARUN KUMAR DUBEY
199	707	Seventh	Under Process	Yes	87.76	MANI SHANKAR
200	708	Seventh	Under Process	Yes	98.43	ANANT NARAYAN DUTTA
201	709	Seventh	Under Process	Yes	87.66	RAJNI KUMARI
202	801	Eighth	Under Process	No	67.26	PRAKASH RANJAN SINGH
203	802	Eighth	Under Process	Yes	67.27	SUDHANSU SRIWASTAV
204	803	Eighth	Under Process	Yes	87.66	NAVNEET PRABHASH
205	804	Eighth	Under Process	Yes	98.34	DEEPIKA & SANJAY SINGH
206	805	Eighth	Under Process	Yes	87.76	RANJU SHAH & SHYAM SUNDAR SHAH
207	806	Eighth	Under Process	Yes	107.41	SANJAY KUMAR GUPTA
208	807	Eighth	Under Process	Yes	87.76	MONI KUMARI & ALOK RANJAN
209	808	Eighth	Under Process	Yes	98.34	ANU & SAKET SAMRAT



210	809	Eighth	Under Process	Yes	87.66	ARJUN PRASAD
211	901	Ninth	Under Process	Yes	67.26	ROHIT KUMAR & MONIMALA
212	902	Ninth	Under Process	Yes	67.27	ROHIT KUMAR & MONIMALA
213	903	Ninth	Under Process	Yes	87.66	RICKY KUNWAR & VIVEK SINGH KUNWAR
214	904	Ninth	Under Process	Yes	98.34	KAPIL TOMAR
215	905	Ninth	Under Process	Yes	87.76	SANJEEV KUMAR
216	906	Ninth	Under Process	Yes	107.41	ABHISHEK KUMAR
217	907	Ninth	Under Process	Yes	87.76	AMIT NANDAN
218	908	Ninth	Under Process	Yes	98.34	RAJMANI RAKESH
219	909	Ninth	Under Process	Yes	87.66	ANJU & M P SINGH
220	1001	Tenth	Under Process	Yes	67.26	ROHIT KUMAR
221	1002	Tenth	Under Process	No	67.27	NIL

6. Non Encumbrance Certificate :-

Non Encumbrance Certificate	View (/FirstLevel/ViewDocument/285536)
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7. Parking Details :-

The number of open parking areas available in the real estate project.	Total No. open garages	46
	Total Area of open garages	575.00
	Total No. Closed garages	191
	Total Area of Closed garages	2387.50

8. Financial Details

Project Estimated Cost	555000000.00		
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/102145)	(/FirstLevel/ViewDocument/267468)	(/FirstLevel/ViewDocument/267468)

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/285614)

Supply Water : [View](#) (/FirstLevel/ViewDocument/285615)

Seawage and Drainage System : [View](#) (/FirstLevel/ViewDocument/285616)

Electricity Supply and Transformer/Sub Station : [View](#) (/FirstLevel/ViewDocument/285617)

Charging Point in Parking Area : [View](#) (/FirstLevel/ViewDocument/285618)

Solid Waste Management and Disposal : [View](#) (/FirstLevel/ViewDocument/285620)

Fire Fighting Facility : [View](#) (/FirstLevel/ViewDocument/285621)

Drinking Water Facility : [View](#) (/FirstLevel/ViewDocument/285622)

Emergency Evacuation Service : [View](#) (/FirstLevel/ViewDocument/285623)

Use of Renewable Energy : [View](#) (/FirstLevel/ViewDocument/285624)

Rain Water Harvesting : [View](#) (/FirstLevel/ViewDocument/285625)

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

Contractor Name

Address

PAN No.

Mobile

Email Id

SKY HIGH BUILDERS COMPANY

D/91,OKHLA PHASE-2, OKHLA,NEW DELHI-110020

AERFS8770G

9996409000

skyhighbuilder@gmail.com

Archiect Name

Address

PAN No.

Mobile

Email id

ANUPAM DEB

S/O- Arunodya,401,Bashant Apartment, Pragati Path,Bahubazzar,Ranchi-834001

AUJPD7275P

8987447996

ar.anupam.deb@gmail.com

structural engineer Name

Address

PAN No.

Mobile Number

Email Id

FAIYAZZ AHMED

S/S-MD QUEEDS, Vill-Kajru Kala,P.O-Kajru Khurd, P.S-Pandu Palamu, Jharkhand-822124

BCGPA2352C

8825372130

faiyaz120418@gmail.com

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

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Last Updated on 01/06/2026

Version 2.0
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