



Project Registration Number - JHARERA/PROJECT/215/2024

1. Project details of promoter :-

Project Name

ANIL HEIGHT

Project Type

Residential

Permit valid From

29/11/2023

Permit valid To

25/11/2026

PAN No.

AASFG6233F

Email ID

globalinfra74@gmail.com

Project Weblink

Promoter\Developer Web link

MAP

[View \(/FirstLevel/ViewDocument/210703\)](#)

Permit/Sanction Letter

[View \(/FirstLevel/ViewDocument/156734\)](#)

Allotment Letter

[View \(/FirstLevel/ViewDocument/156736\)](#)

Brochure

[View \(/FirstLevel/ViewDocument/210704\)](#)

Agreement for sale

[View \(/FirstLevel/ViewDocument/210702\)](#)

Conveyence Deed

[View \(/FirstLevel/ViewDocument/210701\)](#)

Gant Chart

Project Address

Argora, Ranchi, Jharkhand-834004, Argora, Ranchi, Jharkhand-834004, Nagri, Ranchi, Jharkhand, 834004 .

Project Coordinates

Project Latitude

23°35'04" N

Project Longitude

85°28'20" E

2. Personal details of promoter :-

Builder Details

GLOBAL INFRA

Chairman/Partners/Directors/Proprietor's

Name	Designation	Emaild	Photo
Dinesh Mandal	Partner	dineshmandal6629@gmail.com	View (/Home/ViewDocument/156682)
Satya Shrivastava	Partner	dineshmandal6629@gmail.com	View (/Home/ViewDocument/156685)

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 LTD	50200089505041	Global infra	HDFC0006273	

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	MANISH KUMAR SAHU	819	77	207	35	Argora	Argora, Ranchi, Jharkhand-834004	Ranchi	Nagri	 (/FirstLevel/ViewDocument/210697)	 (/FirstLevel/ViewDocument/210698)

5. Flat Details :-

Sl.No.	flat No.	floor No.	Completion Status	Sold Status	Carpet Area(in m sq.)	Ownership
1	FLAT-B	First	Under Process	No	68.51	MANISH KUMAR SAHU
2	FLAT-C	First	Under Process	No	71.45	MANISH KUMAR SAHU
3	FLAT-D	First	Under Process	No	76.90	MANISH KUMAR SAHU
4	FLAT-A	Second	Under Process	No	74.05	GLOBAL INFRA
5	FLAT-B	Second	Under Process	No	68.51	GLOBAL INFRA
6	FLAT-C	Second	Under Process	No	71.45	GLOBAL INFRA
7	FLAT-D	Second	Under Process	No	76.90	GLOBAL INFRA
8	FLAT-A	Third	Under Process	No	74.05	MANISH KUMAR SAHU
9	FLAT-A	First	Under Process	No	74.05	MANISH KUMAR SAHU
10	FLAT-B	Third	Under Process	No	68.51	MANISH KUMAR SAHU
11	FLAT-C	Third	Under Process	No	71.45	MANISH KUMAR SAHU
12	FLAT-D	Third	Under Process	No	76.90	MANISH KUMAR SAHU
13	FLAT-A	Fourth	Under Process	No	74.05	GLOBAL INFRA
14	FLAT-B	Fourth	Under Process	No	68.51	GLOBAL INFRA
15	FLAT-C	Fourth	Under Process	No	71.45	GLOBAL INFRA
16	FLAT-D	Fourth	Under Process	No	76.90	GLOBAL INFRA

6. Non Encumbrance Certificate :-

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	12	
	Total Area of Closed garages	150.00	

8. Financial Details

Project Estimated Cost	36000000.00		
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/156686)	View (/FirstLevel/ViewDocument/185912)	View (/FirstLevel/ViewDocument/185912)

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/156740)

Supply Water : [View](#) (/FirstLevel/ViewDocument/156741)

Seawage and Drainage System : [View](#) (/FirstLevel/ViewDocument/156742)

Electricity Supply and Transformer/Sub Station : [View](#) (/FirstLevel/ViewDocument/156743)

Charging Point in Parking Area : [View](#) (/FirstLevel/ViewDocument/156750)

Solid Waste Management and Disposal : [View](#) (/FirstLevel/ViewDocument/156744)

Fire Fighting Facility : [View](#) (/FirstLevel/ViewDocument/156745)

Drinking Water Facility : [View](#) (/FirstLevel/ViewDocument/156746)

Emergency Evacuation Service : [View](#) (/FirstLevel/ViewDocument/156747)

Use of Renewable Energy : [View](#) (/FirstLevel/ViewDocument/156748)

Rain Water Harvesting : [View](#) (/FirstLevel/ViewDocument/156749)

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
RAJESH MANDAL	New Pundag, Near way-to-way Shool, Jagannathpur, Ranchi, Jharkhand	AKGPM7122D	9430144737	rajeshmandal1733@gmail.com

Archiect Name	Address	PAN No.	Mobile	Email id
Manoj Kumar	Opp-Adiwasi Hostel, Near Jel Road Ranchi-834001	AMRPK7447C	9693388298	designcreation2000@gmail.com

structural engineer Name	Address	PAN No.	Mobile Number	Email Id
AMIT PARASHAR	Bal Krishna Jha, H. No. 53, Krishna Kutir, Lalit Narayan Mishra Colony, Itki Road, Hehal, Ranchi-834005	ANGPP8952R	9835531872	amitparasharachievers@gmail.com

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Designed and Developed by  (http://japit.jharkhand.gov.in/) & Maintained by JHARERA.