



Project Registration Number - JHARERA/PROJECT/76/2025

1. Project details of promoter :-

Project Name

URBAN HOMES

Project Type

Residential

Permit valid From

12/11/2025

Permit valid To

05/10/2028

PAN No.

AESFS0317N

Email ID

s.s.buildconfirm@gmail.com

Project Weblink

Promoter\Developer Web link

MAP

[View \(/FirstLevel/ViewDocument/285742\)](#)

Permit/Sanction Letter

[View \(/FirstLevel/ViewDocument/285741\)](#)

Allotment Letter

[View \(/FirstLevel/ViewDocument/289010\)](#)

Brochure

[View \(/FirstLevel/ViewDocument/285746\)](#)

Agreement for sale

[View \(/FirstLevel/ViewDocument/288971\)](#)

Conveyence Deed

[View \(/FirstLevel/ViewDocument/285745\)](#)

Gant Chart

Project Address

OPPOSITE ASHIRWAD BANQUET HALL, BOREYA ROAD, RANCHI, JHARKHAND, Hehal, Ranchi, Jharkhand, 834008 .

Project Coordinatines

Project Latitude

NORTH 23°25'02.10"

Project Longitude

EAST 85°20'34.30"

2. Personal details of promoter :-

Builder Details

S S BUILDCON

Chairman/Partners/Directors/Proprietor's

Name	Designation	Emaild	Photo
MD SAGIR HUSSAIN	Partner	mdsagirhussain26@gmail.com	View (/Home/ViewDocument/237241)
SANTOSH KUMAR SINGH	Partner	singhsantosh624@gmail.com	View (/Home/ViewDocument/237244)

Authorized person Name

Authorized person Number

Authorized person email

3. Project Account Details :-

Account Type	Bank Name	Account Number	Account Holder Name	IFSC Code
	IDBI BANK	1917102000008068	URBAN HOMES	IBKL0001917
	IDBI BANK	1917102000008082	URBAN HOMES	IBKL0001917

	IDBI BANK	1917102000008075	S S BUIDCON	IBKL0001917
	KARUR VYSYA BANK	4701177000000621	ANNAPURNA DEVI	KVBL0004701
	KARUR VYSYA BANK	4701175000000022	SHREEPRAKASH CHOUDHARY	KVBL0004701



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/Khatiyan	Correction Slip(सुधार)
Other	ANNAPURNA DEVI	1040, 1041, 1042, 1043	23, 24	187	3	BHITHA	OPPOSITE ASHIRWAD BANQUET HALL, BOREYA ROAD, RANCHI, JHARKHAND 834008	Ranchi	Hehal	(/FirstLevel/ViewDocument/285733)	(/FirstLevel/ViewDocun
Other	SHREEPRAKASH CHOUDHARY	1040, 1041, 1042, 1043	23, 24	187	3	BHITHA	OPPOSITE ASHIRWAD BANQUET HALL, BOREYA ROAD, RANCHI, JHARKHAND 834008	Ranchi	Hehal	(/FirstLevel/ViewDocument/285737)	(/FirstLevel/ViewDocun

5. Flat Details :-

Sl.No.	flat No.	floor No.	Completion Status	Sold Status	Carpet Area(in m sq.)	Ownership
1	BLOCK A 001	Ground	Under Process	No	104.30	
2	002	Ground	Under Process	No	104.30	
3	003	Ground	Under Process	No	55.14	
4	004	Ground	Under Process	No	55.14	
5	005	Ground	Under Process	No	55.14	
6	006	Ground	Under Process	No	55.14	
7	007	Ground	Under Process	No	90.35	

8	008	Ground	Under Process	No	90.80	
9	101	First	Under Process	No	104.30	
10	102	First	Under Process	No	104.30	
11	103	First	Under Process	No	55.14	
12	104	First	Under Process	No	55.14	
13	105	First	Under Process	No	55.14	
14	106	First	Under Process	No	55.14	
15	107	First	Under Process	No	90.35	
16	108	First	Under Process	No	90.80	
17	201	Second	Under Process	No	104.30	
18	202	Second	Under Process	No	104.30	
19	203	Second	Under Process	No	55.14	
20	204	Second	Under Process	No	55.14	
21	205	Second	Under Process	No	55.14	
22	206	Second	Under Process	No	55.14	
23	207	Second	Under Process	No	90.35	
24	208	Second	Under Process	No	90.80	
25	301	Third	Under Process	No	104.30	
26	302	Third	Under Process	No	104.30	
27	303	Third	Under Process	No	55.14	
28	304	Third	Under Process	No	55.14	
29	305	Third	Under Process	No	55.14	
30	306	Third	Under Process	No	55.14	
31	307	Third	Under Process	No	90.35	
32	308	Third	Under Process	No	90.80	
33	401	Fourth	Under Process	No	104.30	
34	402	Fourth	Under Process	No	104.30	
35	403	Fourth	Under Process	No	55.14	
36	404	Fourth	Under Process	No	55.14	
37	405	Fourth	Under Process	No	55.14	
38	406	Fourth	Under Process	No	55.14	
39	407	Fourth	Under Process	No	90.35	
40	408	Fourth	Under Process	No	90.80	
41	BLOCK B 001	Ground	Under Process	No	80.81	
42	002	Ground	Under Process	No	78.37	
43	003	Ground	Under Process	No	55.09	

44	004	Ground	Under Process	No	55.13	
45	101	First	Under Process	No	82.48	
46	102	First	Under Process	No	82.53	
47	103	First	Under Process	No	55.09	
48	104	First	Under Process	No	55.09	
49	201	Second	Under Process	No	82.48	
50	202	Second	Under Process	No	82.53	
51	203	Second	Under Process	No	55.09	
52	204	Second	Under Process	No	55.09	
53	301	Third	Under Process	No	82.48	
54	302	Third	Under Process	No	82.53	
55	303	Third	Under Process	No	55.09	
56	304	Third	Under Process	No	55.09	
57	401	Fourth	Under Process	No	82.48	
58	402	Fourth	Under Process	No	82.53	
59	403	Fourth	Under Process	No	55.09	
60	404	Fourth	Under Process	No	55.09	

6. Non Encumbrance Certificate :-

Non Encumbrance Certificate	View (/FirstLevel/ViewDocument/285731)
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7. Parking Details :-

The number of open parking areas available in the real estate project.	Total No. open garages	13
	Total Area of open garages	162.50
	Total No. Closed garages	53
	Total Area of Closed garages	662.50

8. Financial Details

Project Estimated Cost	135000000.00
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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/220539)	(/FirstLevel/ViewDocument/285729)	(/FirstLevel/ViewDocument/285729)

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/285747)

Supply Water : [View](#) (/FirstLevel/ViewDocument/285748)

Seawage and Drainage System : [View](#) (/FirstLevel/ViewDocument/289006)

Electricity Supply and Transformer/Sub Station : [View](#) (/FirstLevel/ViewDocument/289007)

Charging Point in Parking Area : [View](#) (/FirstLevel/ViewDocument/289008)

Solid Waste Management and Disposal : [View](#) (/FirstLevel/ViewDocument/285751)

Fire Fighting Facility : [View](#) (/FirstLevel/ViewDocument/285752)

Drinking Water Facility : [View](#) (/FirstLevel/ViewDocument/285753)

Emergency Evacuation Service : [View](#) (/FirstLevel/ViewDocument/285754)

Use of Renewable Energy : [View](#) (/FirstLevel/ViewDocument/285755)

Rain Water Harvesting : [View](#) (/FirstLevel/ViewDocument/285756)

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
SABA DEVELOPERS	PITAMBER COMPLEX, GROUND FLOOR, NO 6, KHELGAON CHOWK, DIPATOLI, RANCHI, JHARKHAND	ADWFS5877N	9631664732	khatunhasina112@gmail.com

Architect Name	Address	PAN No.	Mobile	Email id
MANJU LATA LAKRA	P O KANTU, PS MURGU, RANCHI, JHARKHAND	AJBPL9866D	9472758314	manjulakra19@gmail.com

structural engineer Name	Address	PAN No.	Mobile Number	Email Id
MOHAMMAD MUNIS RAZA	NEAR IMAMBARA, PAHARI TOLA, NASIRUDDIN LANE, RANCHI, JHARKHAND	BUBPR8462H	8210988347	rajamunis91@gmail.com

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