

Ranchi Municipal Corporation
Certificate For Empanelled Builder

Entity Name	: ORCHID HOMES AND DEVELOPERS	Enrolment Number	: RMC/BLDR/0070/2018
Category of Entity	: Partnership Firm	Enrolment Date	: 31/03/2023
CIN Number	: RMC/BLDR/0070/2018	Registration Number	: RMC/BLDR/0070/2018
Establishment Year	: 2018	Issue Date of Registration Number	: 31/03/2023
Address	: Grand Apartment, Kamli Hussain, Kanke Road, Ranchi, Jharkhand -834008	Phone Number	: 9097917644

This is to declare that **ORCHID HOMES AND DEVELOPERS** having enrolment number **RMC/BLDR/0070/2018**, has been successfully registered with us with satisfactory compliance of registration criteria and to certify that registration number **RMC/BLDR/0070/2018** has been allocated to you as empanelled **Partnership Firm** under this local body to act as authorized **Partnership Firm** for conducting its activity as per its MOA (Memorandum of Association).

The validity of this certificate is subject to meeting the terms and conditions as specified under Annexure-I of Jharkhand Building Bye-laws 2016 and renewal of validity period of this certificate.

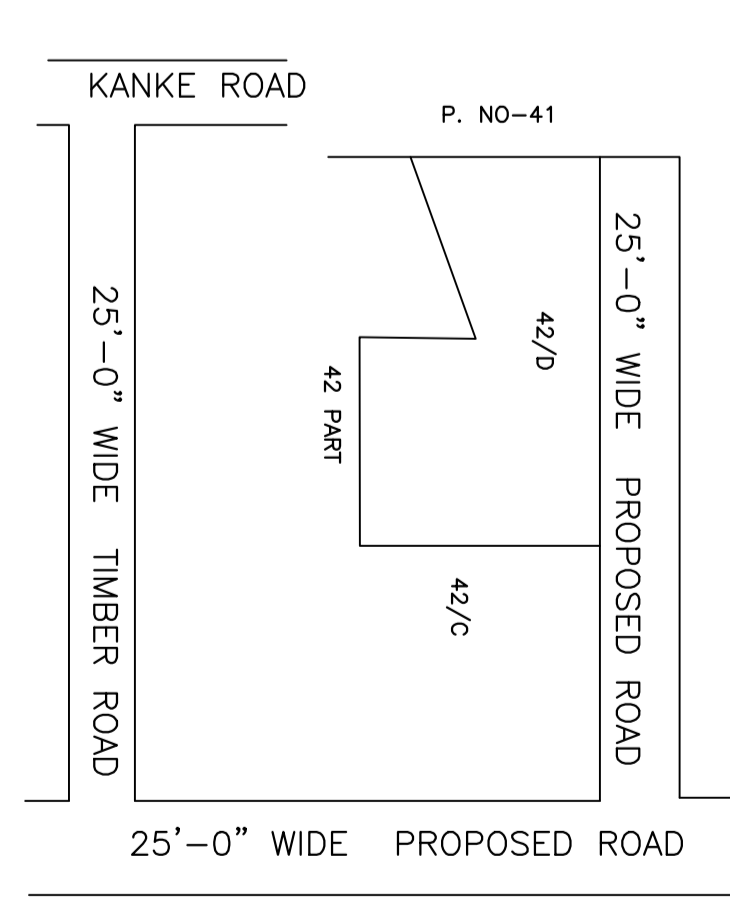
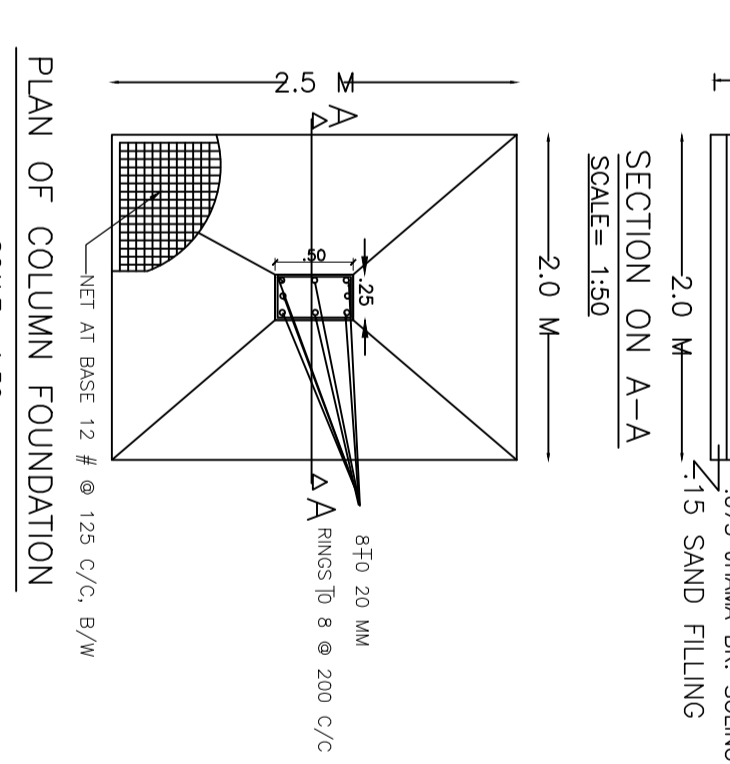
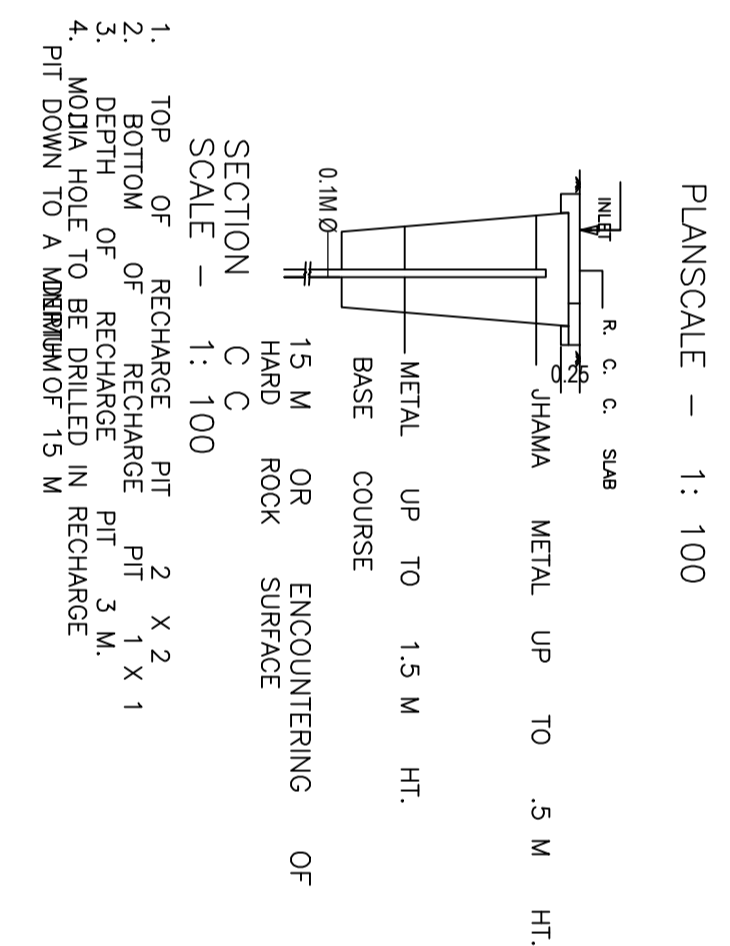
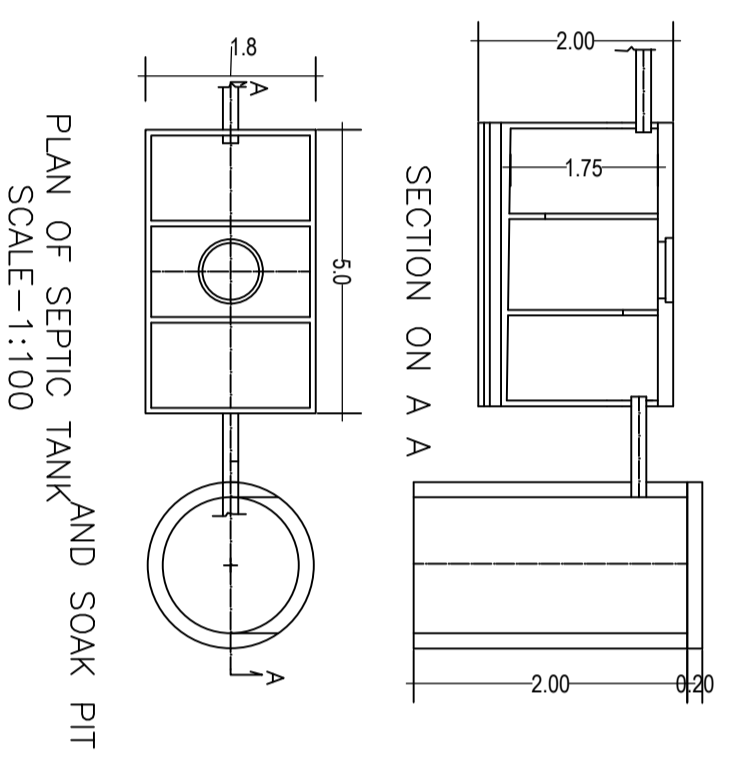
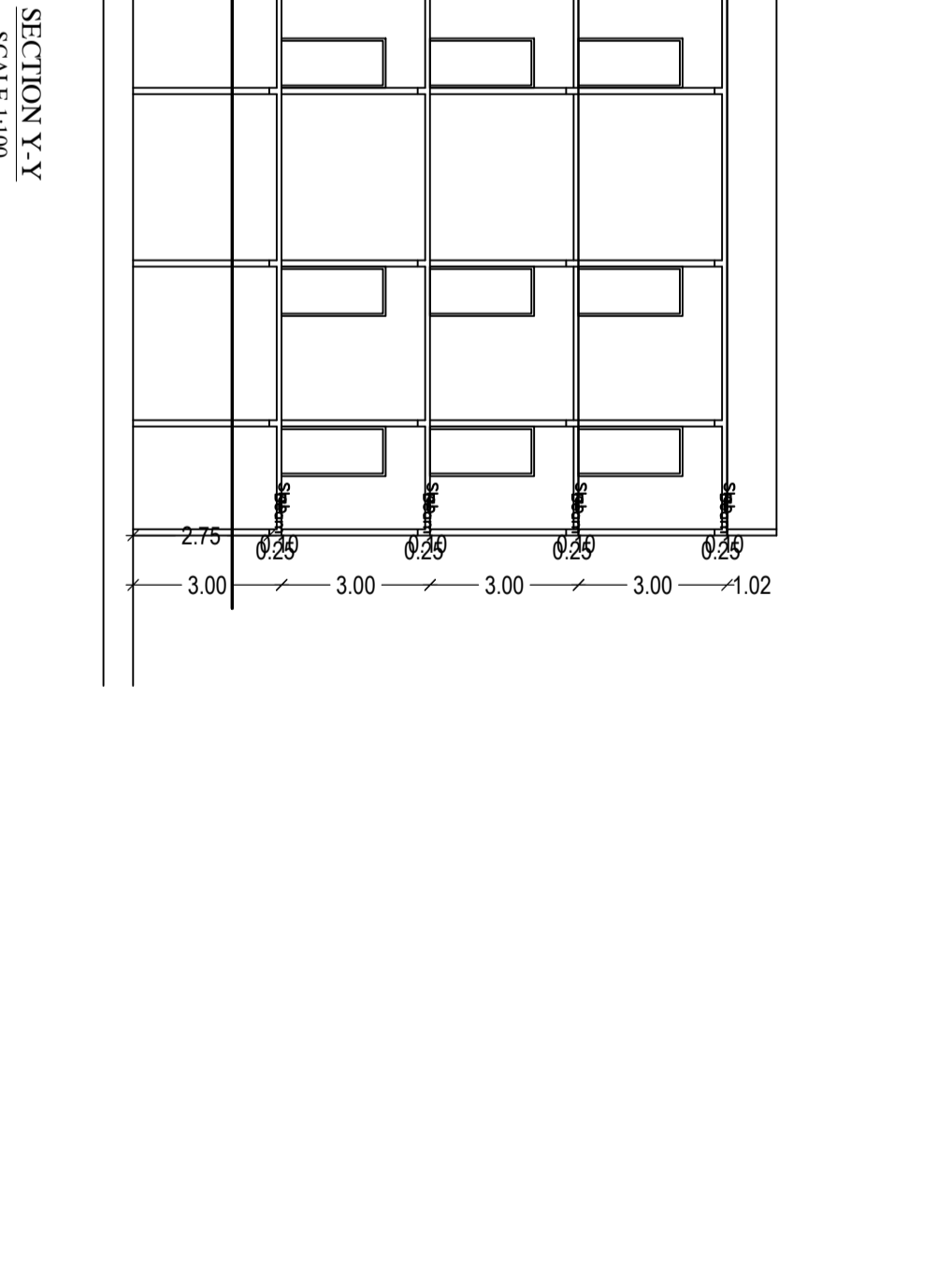
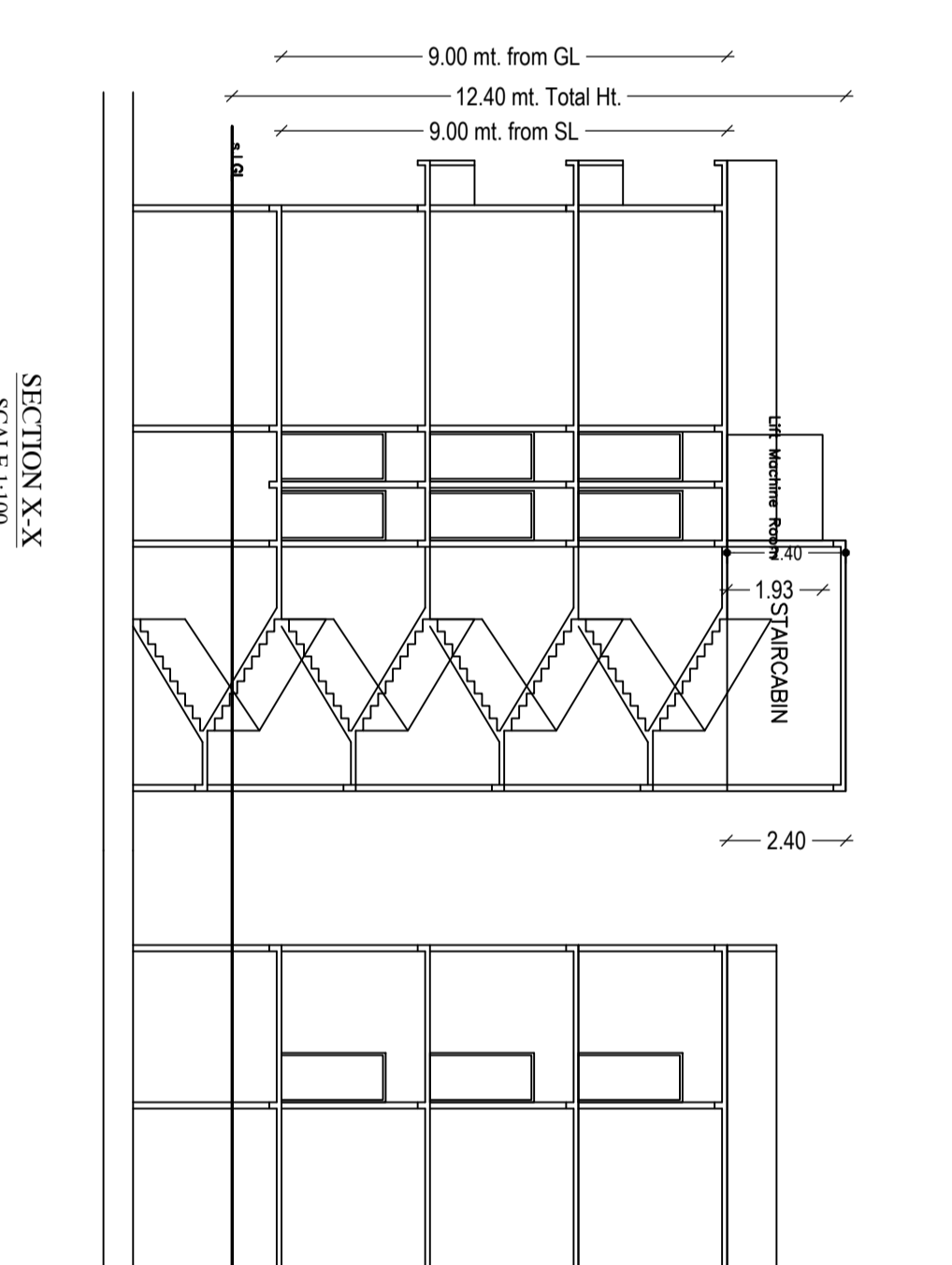
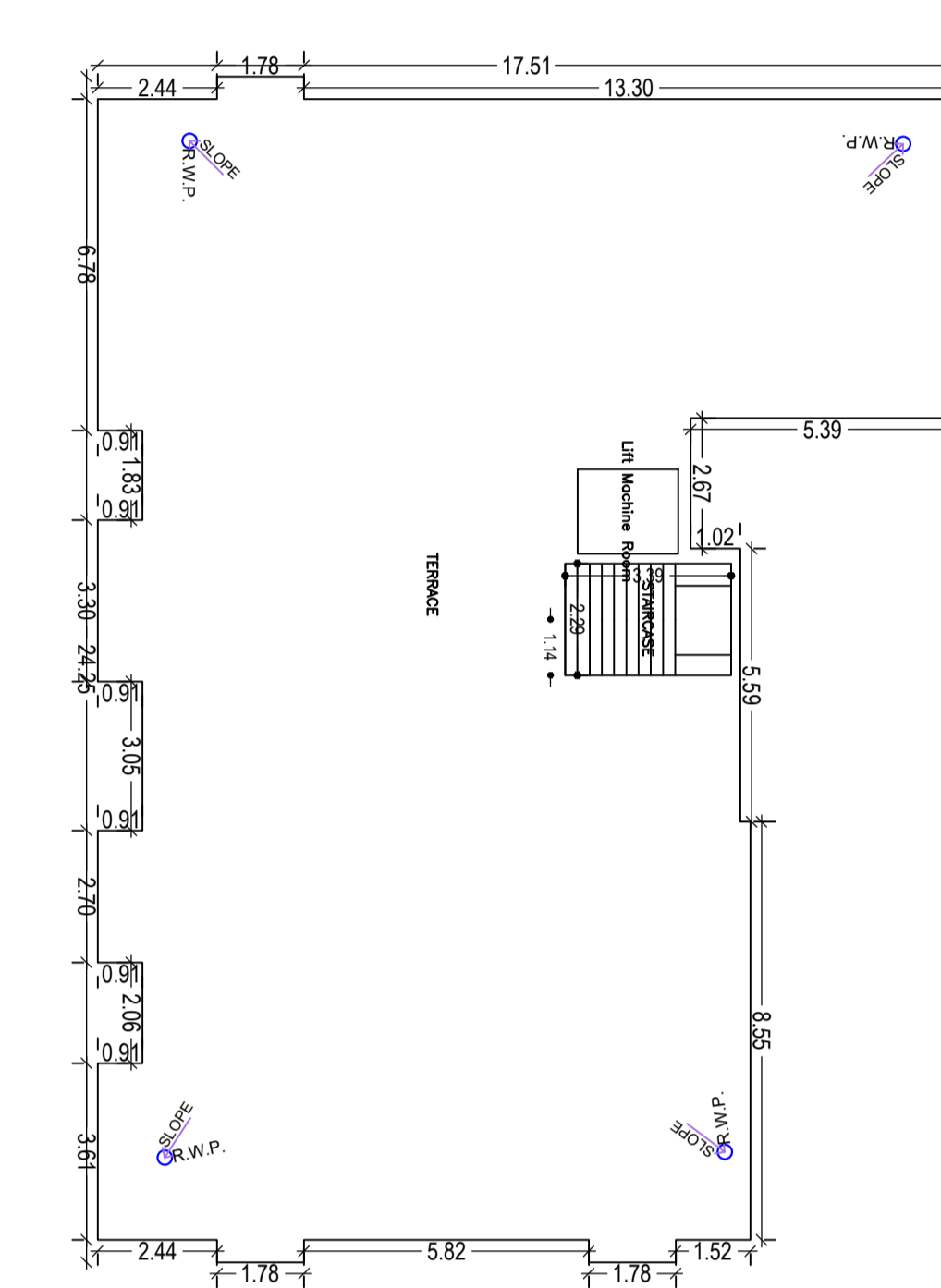
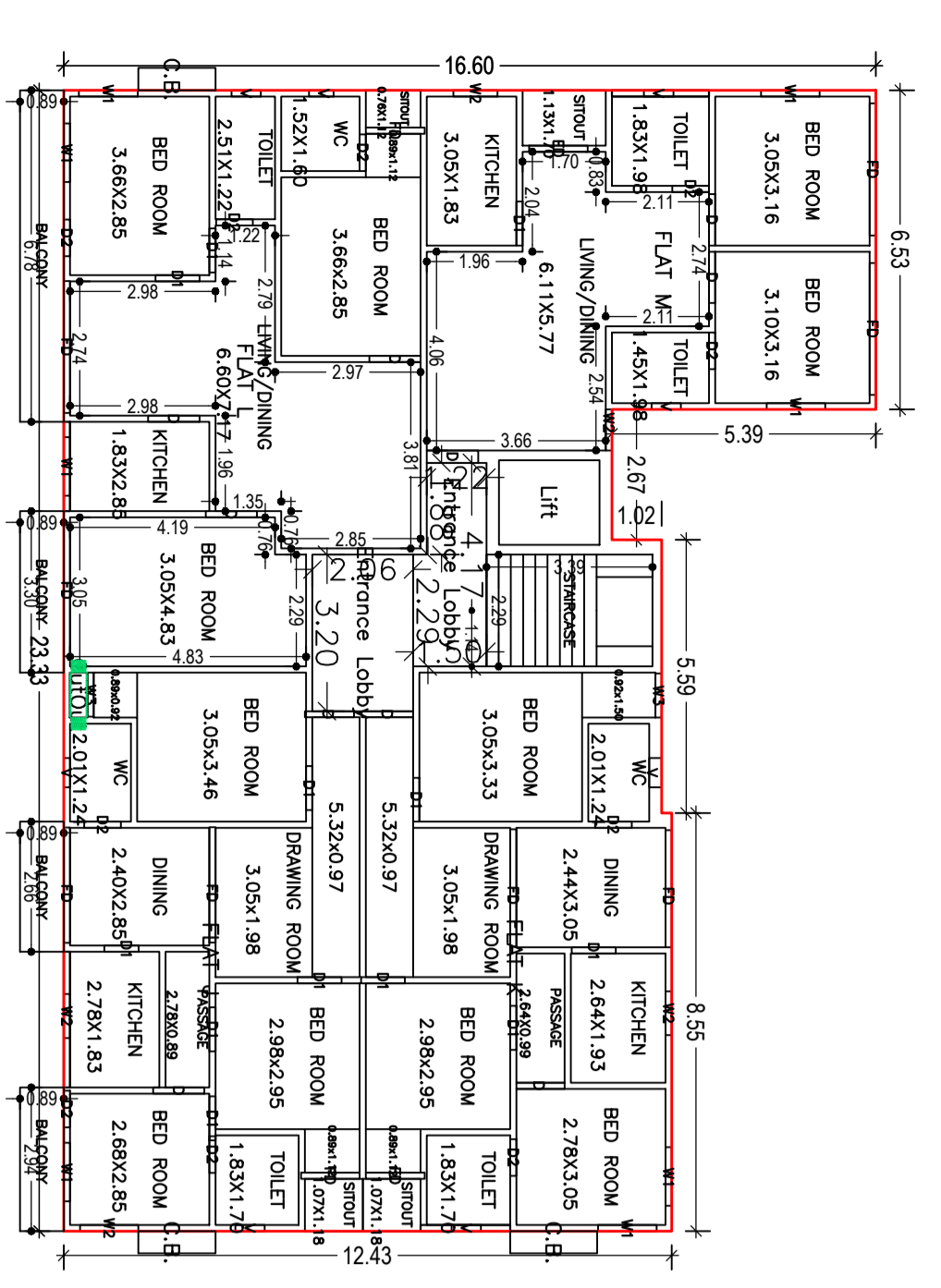
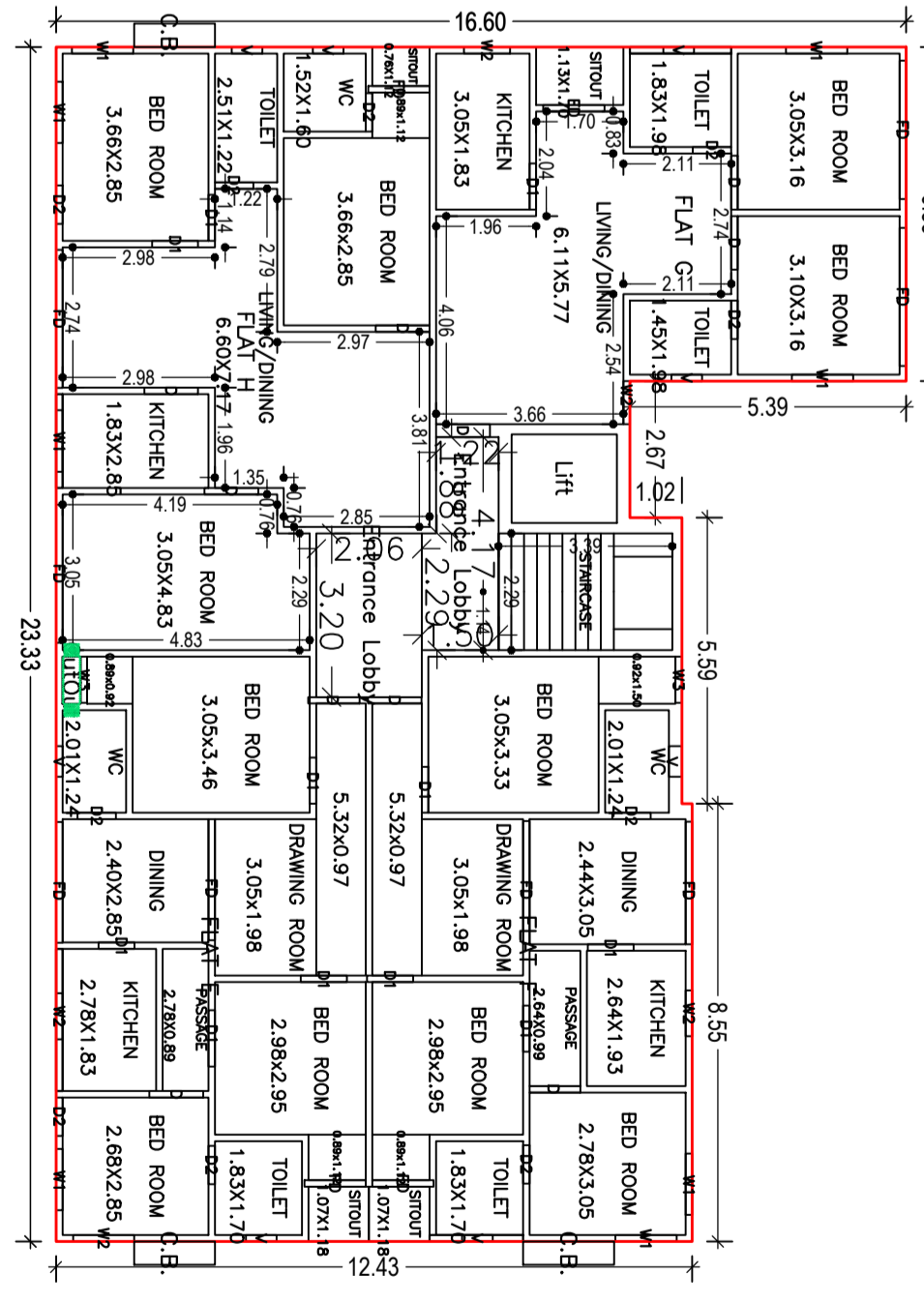
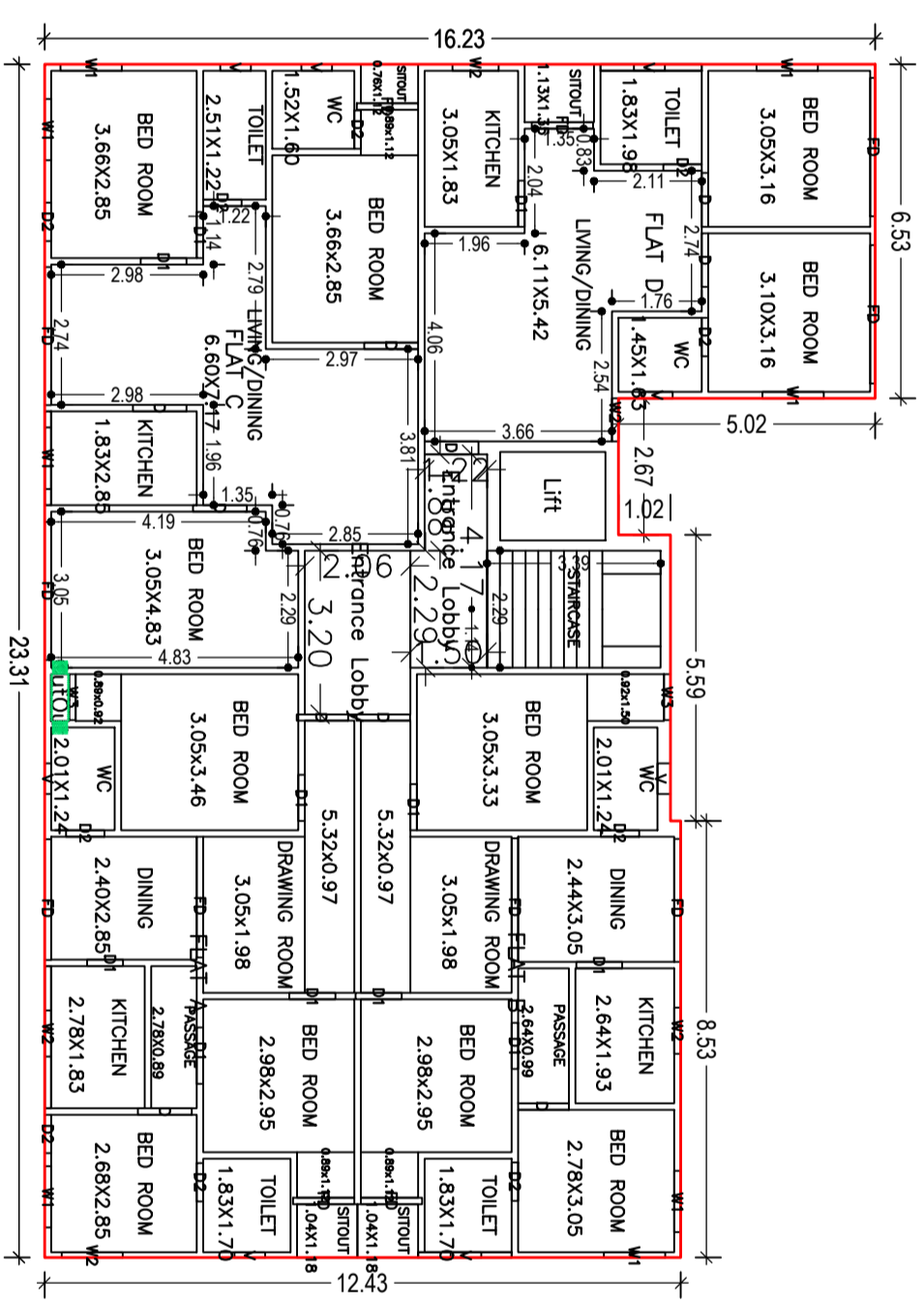
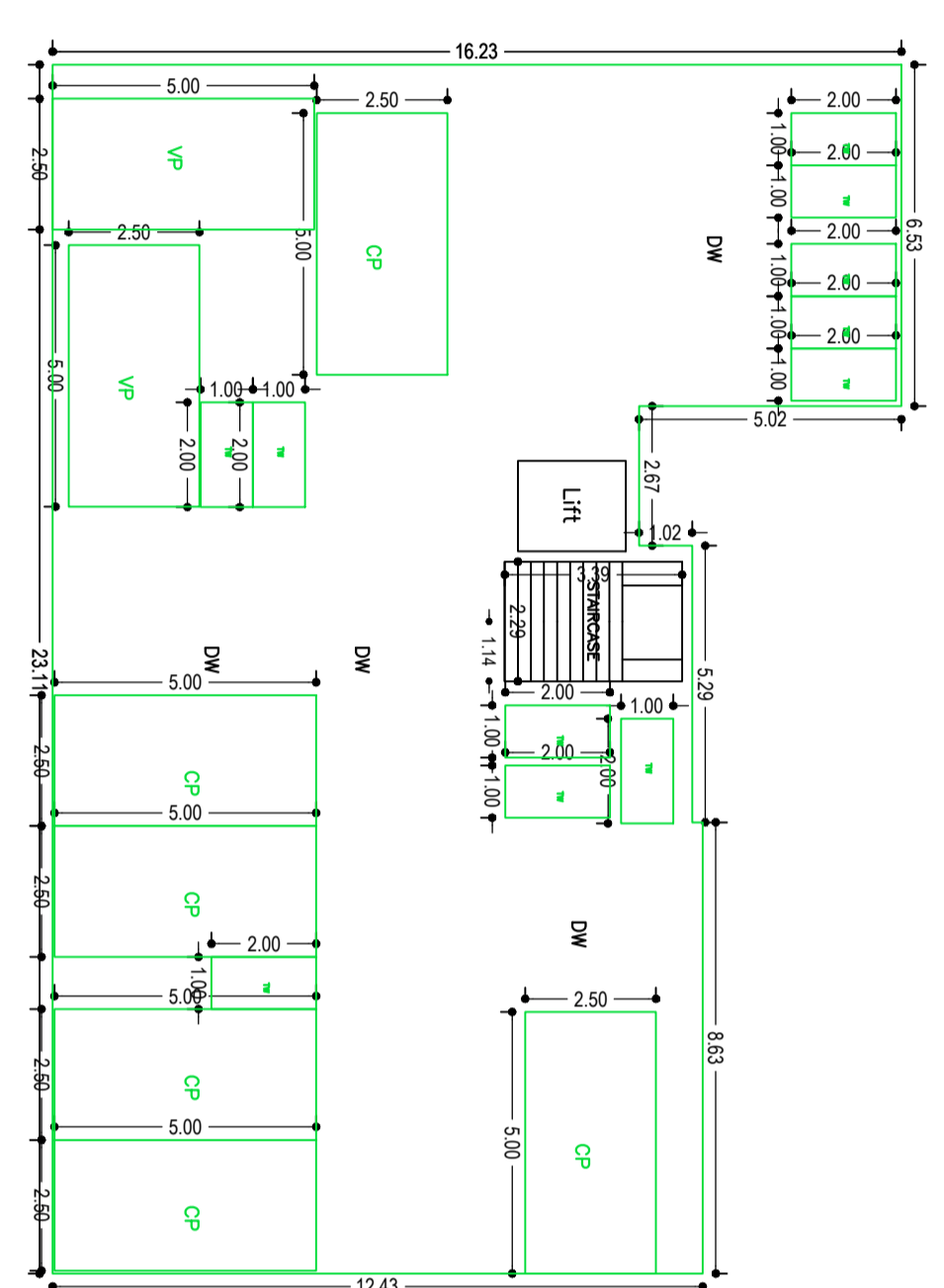
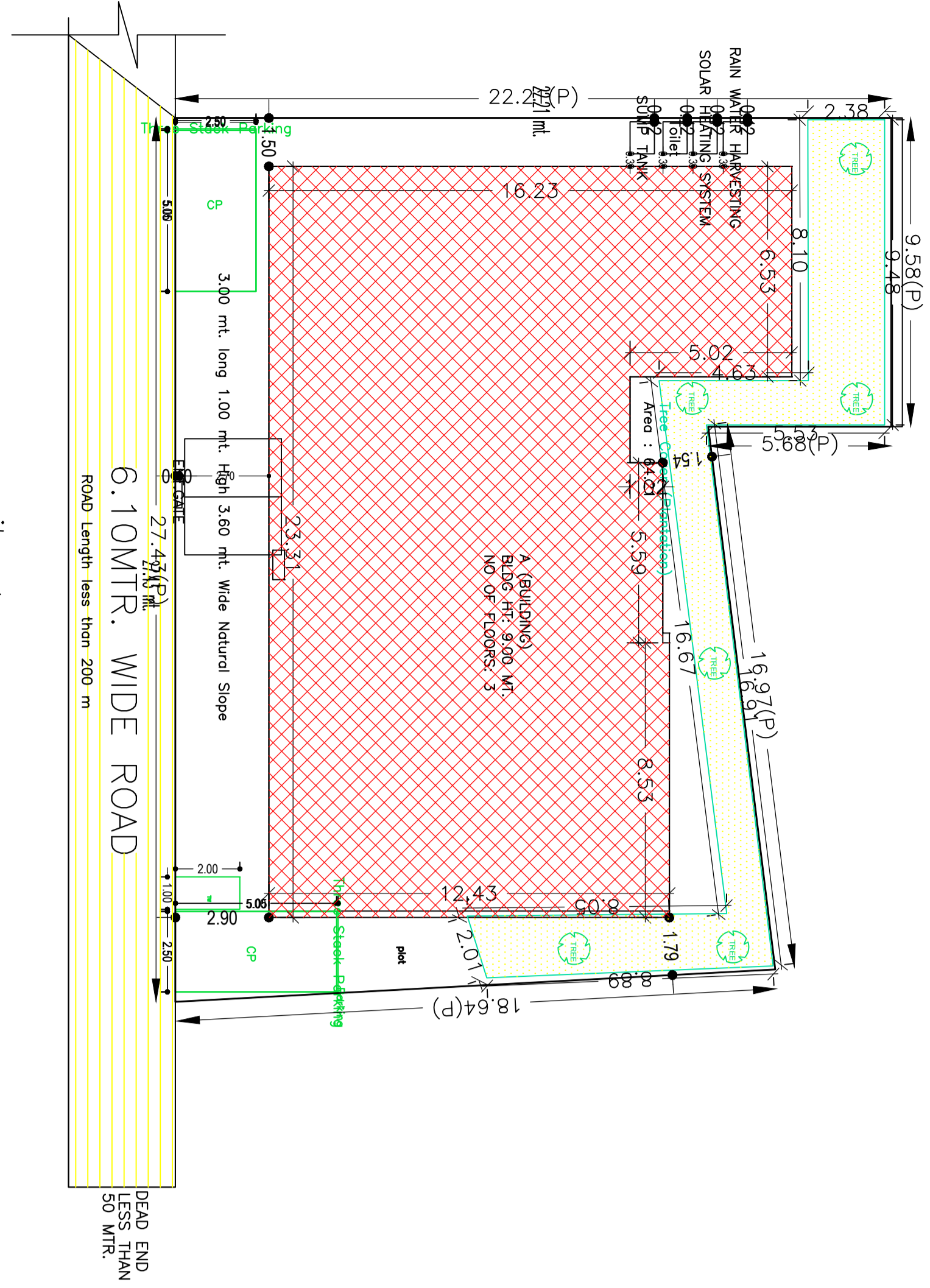
ORCHID HOMES AND DEVELOPERS

Kamil Hussain

PARTNER

Name : SRIKANT
SARAN
Designation : Municipal
Commissioner
Main
Organized Signatory

Proposed File No	RUCR020700/0919
Owner Name	ALI ARSHAD
Khasra No	140
Plot No	42D
Village Name	BHITHA
Use	Residential
Sub Use	Residential Dsg/Apartment



Required Parking (Table 70)

Building Type	Scale	Required Parking
Residential	1:100	1:1
Commercial	1:100	1:1
Industrial	1:100	1:1
Public	1:100	1:1
Government	1:100	1:1
Religious	1:100	1:1
Health	1:100	1:1
Education	1:100	1:1
Recreation	1:100	1:1
Other	1:100	1:1

Building Use / Sub Use Details

Building Use / Sub Use	Building Use / Sub Use	Building Use / Sub Use
Residential	Commercial	Industrial
Public	Government	Religious
Health	Education	Recreation
Other		

Fire & Evacuation Details (Table 4e-1)

Building Type	Fire & Evacuation Details
Residential	1:1
Commercial	1:1
Industrial	1:1
Public	1:1
Government	1:1
Religious	1:1
Health	1:1
Education	1:1
Recreation	1:1
Other	1:1

Building A (BUILDING)

Room No	Room Name	Area (sq.m)	Volume (cu.m)
101	Bed Room	10.00	30.00
102	Bed Room	10.00	30.00
103	Bed Room	10.00	30.00
104	Bed Room	10.00	30.00
105	Bed Room	10.00	30.00
106	Bed Room	10.00	30.00
107	Bed Room	10.00	30.00
108	Bed Room	10.00	30.00
109	Bed Room	10.00	30.00
110	Bed Room	10.00	30.00
111	Bed Room	10.00	30.00
112	Bed Room	10.00	30.00
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116	Bed Room	10.00	30.00
117	Bed Room	10.00	30.00
118	Bed Room	10.00	30.00
119	Bed Room	10.00	30.00
120	Bed Room	10.00	30.00
121	Bed Room	10.00	30.00
122	Bed Room	10.00	30.00
123	Bed Room	10.00	30.00
124	Bed Room	10.00	30.00
125	Bed Room	10.00	30.00
126	Bed Room	10.00	30.00
127	Bed Room	10.00	30.00
128	Bed Room	10.00	30.00
129	Bed Room	10.00	30.00
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200	Bed Room	10.00	30.00

UNBUILT WORK FOR BUILDING A (BUILDING)

Room No	Room Name	Area (sq.m)	Volume (cu.m)
101	Bed Room	10.00	30.00
102	Bed Room	10.00	30.00
103	Bed Room	10.00	30.00
104	Bed Room	10.00	30.00
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PAYMENT SCHEDULE

1. At the time of booking	15%
2. At the time of agreement	10%
3. On or before complete of plinth	15%
4. On or before complete of 1 & 2 Slab	15%
5. On or before complete of 3 & 4 Slab	15%
6. On or before complete of brick work of same floor (Allotted flat)	10%
7. On or before plaster / (Allotted flat)	10%
8. Flooring / Sanitary Fixer / Electrical C.P. Fittings (Allotted Flat)	05%
9. Full & Final payment before the position (if any)	05%
TOTAL	100%

GENERAL SPECIFICATIONS

FOUNDATION
R.C.C. Column and footing with anti-termite treatment both in foundation and plinth.

STRUCTURE
R.C.C. Column / Beam / Slabs

WALLS
8" thick external walls and 4.5/5" thick internal partition brick masonry.

WALL FINISHING
All external walls to be finished with the cement based primer and air treated with urea coating shall have plaster of paris finished.

FLOORS
Vitrified tiles.

DOORS
S&B wood frame with flush type handles of wood painted with synthetic enamel over a coat of primer.

WINDOW WATER ARRANGEMENT
Fully glazed UPVC Windows.
Connection with deep well with over head tank and compressed by electric pump.



TOILETS
Flooring and dado in ceramic tiles, white glazed sanitary ware of Hindware make as per schedule of standard make, Copper point in India.

KITCHEN
Kitchen platform made from Indian steel/RCC with granite top, Dado of ceramic tiles above platform upto 2 feet height, Stainless Steel sink.

ELECTRICAL FITTINGS
Concealed conduct copper wiring with Modular switches.

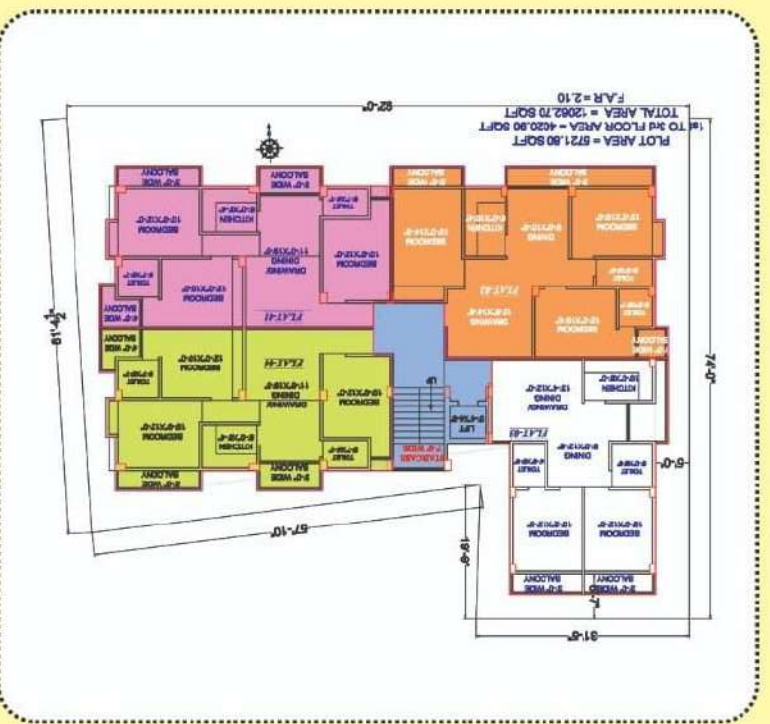
LIFTS
One lift of 8 Passengers along with stairs.

PARKING
Limited parking space on first come first serve basis on extra cost.

ELECTRICITY GENERATOR
Power supply with Meter from JCEB on Extra Cost.
On extra cost.



FLOOR PLAN



AREA STATEMENT

FLAT	SUPER BUILD-UP AREA	
3 B.H.K.	1250 Sq. ft.	1450 Sq. ft.
2 B.H.K.		1100 Sq. ft.



Shri Hemant Soren
Hon'ble Chief Minister



Authorised Under Notaries Act 1952
and Notaries Rules 1956 by
Govt. of India (Jharkhand)

Ref.No. Date: 30 MAR 2022

Print

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTOR OR ANY PERSON AUTHORIZED BY THE
PROMOTOR**

Affidavit cum Declaration

Affidavit-cum-Declaration of **ORCHID HOMES AND DEVELOPERS**
through its Director **Kamil Hussain** who is the Promotor of the project / duly
authorised by the promoter of the proposed project.

I, **Kamil Hussain** son of **Khawaja Israr Hussain** Promotor of the proposed
project , do hereby solemnly declare, undertake and state as under :

1. **Ali Arshad , Ali Arshad ,** has a legal title to the land on which the
development of the proposed project **GRAND APARTMENT** to be set up at
Kanke Road , Ranchi Jharkhand Block **Hehal** District **Ranchi** State
Jharkhand is proposed.

AND

a legal valid authentication of title of such land along with an authenticated
copy of the agreement between such owner and promotor for development
of the real estate project **GRAND APARTMENT** to be set up at **Kanke Road**



ORCHID HOMES & DEVELOPERS
Kamil Hussain

ORCHID HOMES & DEVELOPERS
Kamil Hussain
Partners

, **Ranchi Jharkhand** Block **Hehal** District **Ranchi** State **Jharkhand** is enclosed herewith.

2. That, the said land is free from all encumbrances.

2.A That no civil litigation/case with respect to said land is pending before any court of law.

3. That the time period within which the project shall be completed by promoter is **15/02/2021** to **05/01/2024** .

4. That, seventy percent of the amounts realised by promoter for the real estate project **GRAND APARTMENT** to be set up at **Kanke Road , Ranchi Jharkhand** Block **Hehal** District **Ranchi** State **Jharkhand** from the allottees, from time to time, shall be deposit in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost shall be used only for only purpose.

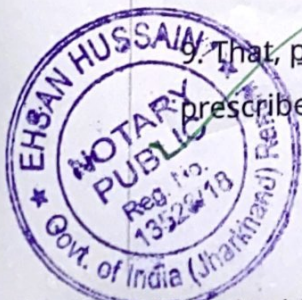
5. That the amounts from the separate account to cover the cost of the project shall be withdrawn by promoter in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn by promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, promotor shall get the account audited within six months after end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That, promotor shall take all the pending approvals on time from the competent authorities.

9. That, promotor has furnished such other documents as have been prescribed by the Act and the rules and regulations made under the Act.



ORCHID HOMES & DEVELOPERS

Kamil Hussain
Partners

10. That, promotor shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Signature :-

Deponent
ORCHID HOMES & DEVELOPERS
(Kamil Hussain)
Partners
Full name of Applicant

Verification

I / the deponent above, do here by verify the content of my above Affidavit cum Declaration are true and correct to the best of my knowledge and i have not concealed any material facts.

Verified on this _____ day of _____

Signature :-

Deponent
ORCHID HOMES & DEVELOPERS
(Kamil Hussain)
Partners
Full name of Applicant

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Last Updated on 22/03/2022

Version 2.0

Developed & Maintained by JAPIT (<http://japit.jharkhand.gov.in/>)

13 MAR 2022



Ehsan Hussain

[Signature]
Signature Attested on
Identification of Lawyer

NOTARY PUBLIC
RANCHI