



Safehold Realty Pvt. Ltd.

DHARANA

THE INTEGRATED LIFESTYLE HUB

A premium commercial & residential mixed-use development
at Kaptanpara, near Line Bazar — the Medical Hub of Purnia, Bihar.

Commercial Spaces

Residential Units

Lifestyle Amenities



Our Construction Services

01

Commercial Construction

Organised commercial projects — office buildings, retail spaces, STP (Sewage Treatment Plant), and industrial facilities. Quality craftsmanship, on-time delivery, and budget adherence for businesses of all sizes.

02

Residential Development

Custom homes to multi-unit residential complexes, built with superior materials and expert craftsmanship — from foundation to finishing touches.

03

Infrastructure Projects

Roads, bridges, utilities, and public works. Partnering with municipalities and private developers to build infrastructure that serves communities for generations.

Why Choose Us

Trusted by hundreds of clients across the region — we deliver construction solutions that stand the test of time.



Experienced Team

Over 25 years of combined expertise in commercial and residential construction. Skilled professionals dedicated to delivering excellence on every project.



Premium Quality Materials

Premium-grade materials from trusted suppliers meeting rigorous industry standards — ensuring durability and long-lasting value for your investment.



On-Time Delivery

Proven project management systems and dedicated teams ensure your construction project is completed on schedule, every time.

Our Project Portfolio

From commercial complexes to modern residential developments, our portfolio spans decades of construction excellence — each project a testament to quality and timely delivery.

25+

Years of
Experience

100+

Clients
Served

50+

Projects
Completed

3

Core Service
Domains

Infrastructure · Industrial Facilities · Mixed-Use Developments · Residential Complexes

Our experienced team consistently delivers results that exceed client expectations across every domain.

S. N	Name of Projects	Address	Area	Work	Start Date	End Date	Status
A	Dharana	Kaptan Para, adjacent to Ramcharitra Petrol Pump	.53 Acre	The project involves the construction and development of a commercial & Residential Highrise building along with necessary infrastructure and facilities.	2025-26	2029-30	A Joint Development Agreement has been executed, the land survey has been completed, and the building drawings are currently under preparation
B	New Balajee Developers	Gulabagh (Near Dr. Hari Nandan Rai)	0.25 Acre	The project involves the construction and development of a commercial building along with necessary infrastructure and facilities.	2024-25	2026-27	The construction of the project is ongoing, and around 30% of the units have been booked to date
C	Crown City -2	State Highway Belourie near Katihar More	10 Acre	The project involves the development and sale of Commercial, Residential, and Villa projects. The scope of work includes development of basic amenities such as roads, sewerage systems, boundary demarcation, and street lighting.	2025-26	2029-30	Approximately 25% of the residential plots have been sold, while construction of the residential and commercial buildings is yet to commence
D	Rajeshwar Nagar	Milan Para, Khushkibagh	8 Acre	The project involves the development of essential infrastructure, including roads, sewerage systems, boundary walls/demarcation, and street lighting.	2022-23	2025-26	100% Sold
E	Crown City -3	Rambagh Purnea	1 Acre	The project involves the development of essential infrastructure, including roads, sewerage systems, boundary walls/demarcation, and street lighting. Upon completion of these basic amenities	2026-26	2026-27	70% Sold Approx
F	Crown City -1	Kasba	4 Acre	The project involves the development of essential infrastructure, including roads, sewerage systems, boundary walls/demarcation, and street lighting. Upon completion of these basic amenities	2020-21	2021-22	100% Sold

Note

- 1 We are proud to be associated with over 250 satisfied customers, reflecting our commitment to quality and trust
- 2 We have a strong and growing database of over 2,500 real estate customers, enabling effective outreach and sales

Our Team

Decades of construction expertise — delivering precision, safety, and excellence on every project.



Kanhaiya Kumar

Director

30+ yrs experience

PhD · LLB · Project Management in
Construction · Diploma in Automobile
Engineering



Sunil Kumar Jha

Director

15+ yrs experience

Chartered Accountant · Real Estate
Finance

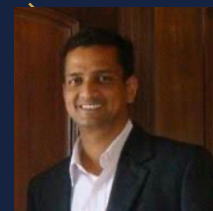


Rajnish Kumar

Advisor

26+ yrs experience

PMP · IIT Kharagpur · IIM Ahmedabad ·
IRSE



Shivarpit Katoch

Consultant Architect

27+ yrs experience

B.Arch. IIT Roorkee · Residential &
Commercial

Kanhaiya Kumar

Director · RERA Registered Builder



Education

PhD · LLB · Project Management in Construction ·
Diploma in Automobile Engineering



Professional Experience

- 30+ years across building construction, infrastructure, telecom, and regulated manufacturing
- Project Head – Residential Building Construction; maximised FAR with quality-first approach
- Civil construction, railway track, bridge work, and HDD-based telecom infrastructure projects
- Strong orientation toward documentation discipline, audit readiness, and compliance

Key Domains

- Government & PSU Projects
- Commercial Documentation
- Finance & Legal Coordination
- Pharmaceutical Exports

Achieved strong customer base and proved expertise in driving organizational growth, operational excellence, and project execution.

Sunil Kumar Jha

Director · Chartered Accountant



Qualification

Qualified Chartered Accountant (2015)



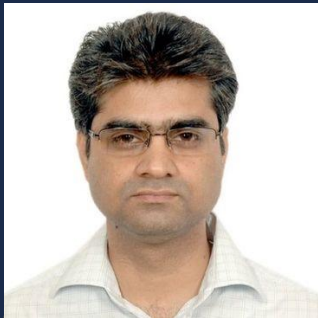
Areas of Expertise

- Financial Management & Taxation
- RERA Compliance & Company Law
- Budgeting, Audit & Labour Laws

Audit Experience

- Jindal Realty Limited
- Jagran Developers Pvt. Ltd.
- Kamal Developers Pvt. Ltd.

Analytical, detail-oriented professional committed to statutory compliance, financial planning, risk management, and real estate project success.



Rajnish Kumar

Advisor · PMP · IIT Kharagpur · IIM Ahmedabad (PGPX)

26+ years in Railway Engineering, Project Management & General Management (17+ yrs in IRSE)

Gaursons Group (VP – Projects)

Led development of 250-acre Gaur Yamuna City township and 4,000+ residential units. Managed 50+ engineers, multiple contractors, 1,000+ contract labour.

L&T Railway SBG

Head of Project Planning & Monitoring; oversaw complex rail infrastructure projects across India.

DFCCIL – Western Corridor

Deputy Team Leader for procurement of Rs 20,000 Cr+ civil tenders for 1,477 km Delhi–Mumbai double-line railway corridor; handled FIDIC international contracts.

Indian Railways (IRSE)

Senior Divisional Engineer to Deputy Chief Engineer. Led 500-person fabrication unit; commissioned 7 projects on time and within budget.

Shivarpit Katoch

Consultant Architect



Education

Bachelor of Architecture (B.Arch.) — Indian Institute of Technology, Roorkee

Experience & Specialisation

- 27+ years working as Architect and Consultant
- Residential, group housing, and commercial projects
- Mixed-use developments from concept to completion
- Full project lifecycle management



27+

Years
Experience

IIT

Roorkee
Alumni

Get In Touch



Phone

+91 98111 99666



Email

safeholdrealty@hotmail.com



Address

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Purnia, Bihar

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Plaza 2, Plot No. 3, MLU Sector 11, Dwarka,
New Delhi – 110075

LET'S BUILD TOGETHER

Thank you for your trust.

We're ready to bring your vision to life with expertise and dedication.

Safehold Realty Pvt. Ltd.