REAL ESTATE REGULATORY AUTHORITY, BIHAR

4TH /6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX, SHASTRI NAGAR PATNA – 800023

Memo No.- नि/633/2021-REG-RERA/...250 Dated 24/07/26

FORM 'F'

[See rule 6(4)]

CERTIFICATE OF EXTENSION OF REGISTRATION OF PROJECT

This extension of registration is granted under section 6, to the following project:

Project registration number :**BRERAP00031-7/91/R-1266/2022**
Project Name :**H2O CITY Phase- 2(New Project)**
Project Address: **Mauza- Neora, Ward No-9, Phulwari, (Khesra/ Plot No- 713, 714, 715, 721, 752, 753, 1676(P), Khata No.-172, 168, 169, 157, 159, 164, 157/56, Thana No.- 104),**
Sub division/District**: Patna, Bihar** of;

Company -**Anshul Homes Pvt. Ltd.**having its registered office at-**Dhanesh Dutt, Flat No 202, Block-C, Near Sonu Market, Gola Road Bailey Road, Patna, Bihar- 801503.**

2. This extension of registration is granted subject to the following conditions: -

(i) The promoter shall execute and register a conveyance deed in favor of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section17 of the Act;

(ii) The promoter shall deposit seventy per cent. of the amounts realized by the promoter/allottees in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section(2) of section4;

(iii) The registration is extended by a period of 00Year12 month commencing from **17/07/2026** and shall be valid until **15/07/2027;**

(iv) The promoter shall comply with the provisions of the Act and the rules and regulations made there under and conditions and directions as contained in the registration certificate issued earlier for this project;

(v) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project;

(vi) If the above-mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated: ..24/7/2026
Place: ....Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

File No. नि/633/2021-REG-RERA (Computer No. 147539)
Generated from eOffice by MANOJ KUMAR MADHUKAR, RERA-IT_CONS(MKM), IT CONSULTANT, Bihar Real Estate Regulatory Authority on 24/07/2026 07:41 pm

Memo No.-नि/633/2021-REG-RERA .1250 Dated 24/07/2026

Copy to:-

1.**Promoter'sName**:-**Anshul Homes Pvt. Ltd.,** registered office at-**Dhanesh Dutt, Flat No 202, Block-C, Near Sonu Market, Gola Road Bailey Road, Patna, Bihar- 801503**, (**Email-**
anshulhomes@gmail.com)

2. **The Branch Manager**:-Bank of Baroda, Kurji More, Patna.

-for information & needful please.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo No.- नि/633/2021-REG-RERA ..... Dated .....

Copy to: IT Consultant/Technical Officer concerned for uploading a copy of it on the web portal and for forwarding a copy of it to Promoter concerned by email.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Checked by Concerned
Technical Person Sri Vivek Prakash

Checked by Concerned
Incharge Sri U. K. Sinha

Rechecked by
Senior Incharge Sri K.K. Srivastava

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4TH /6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX, SHASTRI NAGAR PATNA – 800023

रेरा बिहार
RERA BIHAR

Memo No.-नि/91/2021-REG-RERA/1408 Dated: 05/11/2025

ADDENDUM TO FORM 'C'

This registration was granted under Rule 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the Project Name: **H2O CITY PHASE 2** bearing registration number: **BRERAP00031-7/91/R-1266/2022** for the sanctioned structure **LB+UB+G+08 floors (Total flats – 53)** of Block A and sanctioned structure has been extended from **G+7 floors (Total flats – 57)** of Block C.

Consequent upon the revision of map as sanctioned by Patna Metropolitan Area Authority (PMAA) vide its Letter No.- 448; dated: 13.07.2023 under Plan case No.- PMAA/PRN/$\frac{Neora}{Bihta}$/$\frac{Block\ A\ \&\ B-LB+UB+G+14, Block\ C-EWS-G+8, Block\ D-EWS-G+13\ (Revised)}{Block\ E\ \&\ F-LB+UB+G+13, Block\ G-LB+UB+G+11\ (Revised)}$/26/2020, additional floor have been added in the structure of **Block A** revising it to **LB+UB+G+14 floors (Total flats – 89)** and revising the**Block C (EWS/LIG)** to **G+8 floors (Total flats – 64).**

- Structure of Block B has been unrevised and remained same.
- Registration Certificate earlier issued did not have such information that may be treated as amended up to that extent.
- Remaining part of the certificate will remain unchanged.

This issues with the approval of Competent Authority.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo No.-RERA/PRO-REG-91/2021/1408 Dated 05/11/2025
RERA/PRO-REG/Master File/Misc/115/2021
Copy to: 1. Copy to: 1. **Promoter Name**-Anshul Homes Pvt. Ltd., **Address**-Dhanesh Dutt, Flat No 202, Block-C, Near Sonu Market, Gola Road Bailey Road, (**Email**-anshulhomes@gmail.com)
Copy to: **The Branch Manager**-Bank of Baroda, Kurji More, Patna.
-For information and needful please.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo No.-RERA/PRO-REG-91/2021/1408 Dated 05/11/2025
Copy to: IT Consultant/Technical Officer concerned for uploading a copy of it on the web portal and for forwarding a copy of it to Promoter concerned by email.

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Checked by Concerned Technical Person
Vivek Prakash
7/11/25

Rechecked by Concerned Incharge
Sri Umesh Kumar Sinha
05/11/2025

Rechecked by Seniorincharge
Sri K.K. Srivastava
5/11/25

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4th/6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX,
SHASTRI NAGAR PATNA - 800023

FORM 'C'
[See rule 5(1)]
REGISTRATION CERTIFICATE OFPROJECT
Corrigendum

This registration is granted under section 5 to the following project under
Project registration number : **BRERAP00031-7/91/R-1266/2022**
Project Name :**H20 City Phase-2 (New Project)**
The Registration certificate issued by this Authority vide Memo no. RERA/PRO-REG-91/2021/71 Dated 09-02-2022 bears the **Mauza-Neora, Ward No-9 Phulwari (Khesra/Plot No.-713, 721, 752, 753, 1676(P), Khata No-715, 172, 157, 159, 164, 56, Thana No-104, Mauza-Neora),** Whereas should be read as **Mauza-Neora, Ward No-9 Phulwari (Khesra/Plot No-713, 714, 715, 721, 752, 753, 1676(P), Khta No-172, 168, 169, 157, 159, 164, 157/56 Thana No-104, Mauza- Neora).**

Rest will remain the same.

Dated: 14/3/2022
Place: Patna

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR PATNA

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-91/2021/390
RERA/PRO-REG/Master File/Misc/115/2021

Dated 15/3/22

Copy to: Chairman RERA/ Members RERA/Anshul Home Pvt. Ltd.

Copy to: Branch Manager Bank of Baroda, Kurji More, Patna

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By: Er Prakash 14-03-2022

Checked By: 14/03/2022

Rechecked By: 14/03/2022

REAL ESTATE REGULATORY AUTHORITY, BIHAR

4TH /6TH FLOOR, BIHAR STATE BUILDING CONSTRUCTION CORPORATION LIMITED COMPLEX, SHASTRI NAGAR PATNA - 800023

FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Bihar Real Estate (Regulation & Development) Rules, 2017 to the following project:

Project registration number : **BRERAP00031-7/91/R-1266 /2022**

Project Name : **H2O City Phase-2 (New Project),**

Project Addres : **Mauza- Neora, Ward No-9, Phulwari (Khesra/ Plot No-713, 721, 752, 753, 1676(P), Khata No.-715, 172, 157, 159, 164, 56, Thana No-104, Mauza-Neora),**

Sub division/District : **Phulwari, Dist.- Patna.**

1. **Company Anshul Homes Pvt Ltd. having its registered office at Dhanesh Dutt, Flat No-202, Block- C, Near Sonu Market, Gola Road, Bailey Road, Patna-801503**
2. This registration is granted subject to the following conditions, namely :-
   a. The promoter shall enter into an agreement for sale with the allottee as prescribed by the State Government[Refer Rule 8, Annexure of Bihar Real Estate (Regulation And Development) Rules, 2017] ;
   b. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per Section17;
   c. The promoter shall deposit seventy per cent. of the amounts realized by the promoter in a separate account to be maintained in a schedule bank (Bank of Baroda, Branch Name–Kurji More, Patna, Account No. 40200200000397, IFSC Code : BARB0KURJIM) to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of Section4;
   d. The registration shall be valid for a period of **04 Years 05 Months** commencing from..9/2/2022..... And ending with **2026/07/16** (Subject to extension of validity of map from Competent Authority) unless extended by the Authority in accordance with the Act and the rules made there under;
   e. The promoter shall comply with the provisions of the Act and the rules and regulations made there under; including quarterly report of the project.
   f. The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted here in, as per the Act and the rules and regulations made there under.

Dated:..9/2/2022.....
Place:....Patna.....

..9/2/22

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

NOTE:

1) This registration is being granted based on the information and documents furnished by the Promoter and the Authority bears no responsibility for the authenticity of the same. In case the promoter submitted a false or invalid document or credential, it may lead to the cancellation of registration of the project by the Authority. Registration granted cannot be construed as evidence in respect of right, conversion of land, use title or interest of the plot over which plan is approved.

2) With regard to the information or documents that are not provided by the concerned promoter, the Authority has ensured that written explanation or reason for the same has been submitted to the Authority and it would be put up on the website for public viewing.

3) The above registration is valid for a period of **04 Years 05 Months** as provided in 2(d), subject to the condition that the promoter shall get their map validated for such period from the map sanctioning authority as required under Bihar Building Bye- laws and resubmit the same to the RERA, Bihar. Failure in submitting the validated map may lead to the cancellation of registration of the project by the Authority.

4) Promoter shall ensure compliance to all NOCs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014

5) Open Parking area comes in common area, and as such it cannot be sold.

6) At the project construction site, display of project details on a 6'x 6' board is essential.

7) In case of any papers not found in order, the same should be made available within one month.

REAL ESTATE REGULATORY AUTHORITY RERA BIHAR

9/2/22

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-91/2021./71..
RERA/PRO-REG/Master File/Misc/115/2021

Dated 09.02.2022

Copy to: Chairman RERA/ Members RERA/ Anshul Homes Pvt Ltd.

Copy to: Branch Manager Bank of Baroda, Kurji More, Patna

9/2/22

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority

Typed By Dev Prakash 08-02-2022

Checked By 08/02/2022

Rechecked By 08/02/2022