

# REAL ESTATE REGULATORY AUTHORITY, BIHAR

4<sup>TH</sup> / 6<sup>TH</sup> 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 : BRERAP00031-010/172/R-1675/2024  
Project Name : H2O City Phase 3 (Project-Residential Development Block D: (EWS /LIG-G+13: 77 flat), Block E: (LB+UB+G+13: 98 Flat+ 4 Duplex-102), Block F: (LB+UB+G+13: 99 Flat+ 4 Duplex-103), Block G: (LB+ UB+ G+ 11: 45 Flat), Project Address : Mauza-Neora, (Khesra/ Plot No- 713 P, 714 P, 715, 721 P, 735, 736 P, 752 P, 753 P, 1676 P, Khata No.- 172, 168, 169, 157, 159, 164, 157/56, Thana No- 104, Mauza- Neora), (Total Net Plot Area of Land-8557.10 Sq. M).  
Sub division/District : Phulwari, Dist.- Patna

1. A 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 Section 17;
  - 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 (Kotak Mahindra Bank, Branch Name- 145 B, Patliputra Housing Colony, Patna, Account No. 7148919409, IFSC Code : KKBK0005659) 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 Section 4;  
d. The registration shall be valid for a period of 04 Years 08 Months commencing from 12/04/2024..... And ending with 01/12/2028 (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; along with details as prescribed under Rule 16(1) (a)(b)(c)(e) of Bihar Real Estate (Regulation and development) Rule, 2017.
  - 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 herein, as per the Act and the rules and regulations made there under.



Dated: 12-04-2024  
Place: Patna

  
Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

**NOTE:**

- 1) A) **Promoter Share:-Block D:** (45 flat) 1st floor- E103, L102, L103; 2ND FLOOR- L202, L203; 3RD FLOOR- L302, L303; 4TH FLOOR- E401, E403, L401, L402, L403; 5TH FLOOR- E501, L501, L502, L503; 6TH FLOOR- E601, L601, L602, L603; 7TH FLOOR- E701, E703, L701, L702, L703; 8TH FLOOR- E801, L801, L802, L803; 9TH FLOOR- E901, E902, L901, L902, L903; 10TH FLOOR- E1002, L1001, L1002, L1003; 11TH FLOOR- E1101, E1102, L1103; 12TH FLOOR- L1202, L1203; 13TH FLOOR- E1301, E1303. **Block E:** (78 flat) Ground floor- G01, G03, G04, G05, G06, G07, G08; 1ST FLOOR- 101, 103, 106, 107, 108; 2ND FLOOR- 201, 202, 206, 208; 3RD FLOOR- 301, 303, 304, 305, 307, 308; 4TH FLOOR- 401, 402, 404, 405, 406, 408; 5TH FLOOR- 501, 504, 505, 506, 507, 508; 6TH FLOOR- 601, 602, 604, 605, 606, 608; 7TH FLOOR- 701, 704, 705, 706, 707, 708; 8TH FLOOR- 801, 802, 804, 805, 806, 807, 808; 9TH FLOOR- 901, 904, 905, 906, 907, 908; 10TH FLOOR- 1001, 1002, 1004, 1005, 1006, 1007, 1008; 11TH FLOOR- 1101, 1104, 1105, 1106, 1107, 1108, 12TH FLOOR- 1202, 1206; 12TH & 13TH FLOOR- Duplex 01, Duplex 04, Duplex 05, Duplex 08. **Block F:** (80 flat) Ground floor- G01, G02, G03, G04, G05, G06, G08; 1ST FLOOR- 101, 104, 105, 107, 108; 2ND FLOOR- 201, 202, 204, 205, 206, 208; 3RD FLOOR- 301, 305, 308; 4TH FLOOR- 401, 402, 404, 405, 406, 408; 5TH FLOOR- 501, 502, 503, 504, 505, 506, 507, 508; 6TH FLOOR- 601, 602, 604, 605, 606, 608; 7TH FLOOR- 701, 703, 704, 705, 707, 708; 8TH FLOOR- 801, 802, 804, 805, 806, 808; 9TH FLOOR- 901, 902, 903, 904, 905, 907, 908; 10TH FLOOR- 1001, 1002, 1004, 1006, 1008; 11TH FLOOR- 1101, 1102, 1103, 1104, 1105, 1107, 1108; 12TH FLOOR- 1202, 1203, 1206; 12TH & 13TH FLOOR- Duplex 01, Duplex 04, Duplex 05, Duplex 08. **Block G:** (33 flat) Ground floor-G01, G02; 1ST FLOOR- 101, 104; 2ND FLOOR- 201, 202, 203, 204; 3RD FLOOR- 301, 304; 4TH FLOOR- 401, 402, 403, 404; 5TH FLOOR- 501, 504; 6TH FLOOR- 601, 602, 603, 604; 7TH FLOOR- 701, 702, 703, 704; 8TH FLOOR- 801, 802, 803; 9TH FLOOR- 901, 902; 10TH FLOOR- 1001, 1002; 11TH FLOOR- 1102, 1103. B) **Landowner Share:- 1) Ram Nagina Rai:** Block D: (03 flat) 12th FLOOR- L1201, E1202, E1203; Block E: (03 flat) 6th FLOOR- 603, 607, 12TH FLOOR- 1203; Block F: (03 flat) 1ST FLOOR- 106, 2ND FLOOR- 203, 207
- 2) **Shyam Nandan Rai:** Block D: (03 flat) 8TH FLOOR- E802, E803, 11TH FLOOR- L1101; Block F: (03 flat) 1st floor- 103, 7th floor- 706, 8th floor- 803.
- 3) **Raj Shingar Rai and Prabhu Rai:** Block D: (03 flat) 1st floor- E102, 3rd floor- E301, 10th floor- E1003; BLOCK E: (03 flat) 4th floor- 403, 8th floor- 803, 12th floor- 1207. BLOCK F: (03 flat) 9th floor- 906, 6th floor- 603, 7th floor- 702.
- 4) **Rajesh Kumar and Meena Kumari:** BLOCK E: (01 flat) 3rd floor- 306.
- 5) **Raj Nandan Rai:** BLOCK D: (03 flat) 2nd floor- E202, E203, 7th floor- E702; BLOCK E: (01 flat) 1st floor- 104; BLOCK G: (01 flat) 9th floor- 903.
- 6) **Komal Rani:** BLOCK D: (01 flat) 9th floor- E903; BLOCK F: (02 flat) 3rd floor- 303, 304.
- 7) **Kamla Devi:** BLOCK D: (05 flat) 5th floor- E502, E503, 6th floor- E602, E603, 11th floor- E1103; BLOCK E: (06 flat) 1st floor- 105, 2nd floor- 205, 207, 3rd floor- 302, 4th floor- 407, 10th floor- 1003; BLOCK F: (04 flat) 1st floor- 102, 3rd floor- 307, 8th floor- 807, 11th floor- 1106.
- 8) **Dev Kumar Rai:** BLOCK D: (10 flat) 1st floor- E101, L101; 2nd floor- E201, L201; 3rd floor- E302, E303; 4th floor- E402; 10th floor- E1001; 13th floor- E1302, L1302; BLOCK E: (09 flat) 2nd floor- 203, 5th floor- 502, 503, 7th floor- 702, 703, 9th floor- 902, 903, 11th floor- 1102, 1103; BLOCK F: (07 flat) 3rd floor- 302, 306, 4th floor- 403, 407, 6th floor- 607, 10th floor- 1003, 1007; BLOCK G: (08 flat) Ground floor- G04, 1st floor- 102, 103, 3rd floor- 302, 303, 5th floor- 502, 503, 10th floor- 1004.
- 9) **Dukhni Devi:** BLOCK D: (02 flat) 3rd floor- L301, 11th floor- L1102; BLOCK E: (01 flat) 2nd floor- 204; BLOCK F: (01 flat) 12th floor- 1207.
- 10) **Deepak Prasad, Ramjee Prasad, and Champã Devi:** BLOCK D: (02 flat) 12th floor- E1201, 13th floor- L1301; BLOCK G: (03 flat) 8th floor- 804, 9th floor- 904, 10th floor- 1003.
- 2) 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.

R. J. 24/11

- 3) 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.
- 4) The above registration is valid for a period of **04 Years 08 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.
- 5) Promoter shall ensure compliance to all NOCs and obtain Occupancy Permission from the Competent Authority as required under Bihar Building Bye Laws, 2014
- 6) Open Parking area comes in common area, and as such it cannot be sold.
- 7) At the project construction site, display of project details on a 5'x 4' board is essential.
- 8) In case of any papers not found in order, the same should be made available within one month.

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Memo NO-RERA/PRO-REG-172/2023.../178  
RERA/PRO-REG/Master File/Misc/115/2021

Dated 12-4-2024

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

Copy to: Branch Manager Kotak Mahindra Bank, 145 B, Patliputra Housing Colony, Patna



Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Checked by Concerned Technical Person...  
Typed By...  
12/04/2024

Checked by Concerned Incharge...  
12/04/2024

Rechecked by Senior Incharge...  
12/04/2024

P- 3/3

P- 3/3