

FORM-7 [REGULATION-9]

Quarterly progress report for quarter ending **March**/June/sept/December of 2024-2025 (year)

I. PARTICULARS OF PROMOTERS			
Promoter's Registration Number/CIN No/Partnership deed no/LLP Details/Any other registration with MSME Or Govt. Bodies	U45200BR2014PTC02249 2/2014-15	Name of Firm	ANSHUL HOMES PVT. LTD.
Firm Address :	4 TH FLOOR, SIGNATURE TOWER, OPPOSITE HI-TECT HOSPITAL, DANAPUR-KHAGAU-ROAD, PATNA, BIHAR-801503		
Total Experience of promoter in Real Estate sector	10 YEARS 5 MONTHS		
Total Experience in Real Estate after Implementation of RERA	07 YEARS		
No of Project done Before Implementation of RERA	Residential Commercial Residential- cum Commercial Plotted project	0	0
No of Project done After Implementation of RERA	Residential Commercial Residential- cum Commercial Plotted project	03	03

II. PARTICULARS OF PROJECT			
Project Registration Number	BRERAP00031-7/91/R-1266/2022	Name of Project/Phase of Registered Project	H2O CITY PHASE 2
Name of Promoter	RAHUL KUMAR	Project Address	Near Shiwala Chowk, Neora, Patna
Name of Co-promoter			
Project Registration is valid up to	16-07-2026		
Starting date of Project or Phase of the Project	15-07-2021		
Type of Project or Phase of the Project	Residential Commercial Residential- cum- Commercial 4, Plotted project	RESIDENTIAL	
Period of validity of map by the Competent Authority	15-04-2024		

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(Signature)
Director

III. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS						
Building /Block Number	Apartment Type		Carpet Area	Total Number of sanctioned apartments	Total Number of Apartments in Promoter's share -	Total Number of Apartments in Landowner's share -
BLOCK A , B & C	1. 1 BHK	0	97,107 sq.ft 208,994 sq.ft 23,174 sq.ft		Booked / Allotted - 169	3. Booked/ Allotted - 86
	2. 2 BHK	17				
	3. 3 BHK	185		Sold-	Sold -	
	4. LIG	29				
	5. EWS	28				Percentage of booking 65.25%

IV. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages: Booked/Allotted - Sold -	

V. DETAILS OF BUILDING APPROVALS					
(If already filed along with Registration Application, then there is no need of further filing)					
S. No.	Name of the Approval / N.O.C./ Permission / Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No.
1.	NOC for Environment	MOEF	16-12-2020	03-02-2021	1269/2020
2.	Fire N.O.C.	STATE FIRE OFFICER	04-03-2020	09-10-2020	1593
3.	Water Supply Permission	N/A	N/A	N/A	N/A
4.	NOC from Airport Authority of India	AAI	30-09-2020	07-10-2020	PATN/EAST/B/093020/480641
5.	Other Approval(s), if any, required for the Project.	N/A	N/A	N/A	N/A

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[Signature]
Director

VI. CONSTRUCTION PROGRESS OF THE PROJECT (BLOCK-A)

1. Plan Case No. PMAA/PRN/NEORA/BIHTA/BLOCK-A-LB+UB+G+08/BLOCK-B-LB+UB+G+14/BLOCK-C-EWS-G+7/26/2020 (To beaded for each Building / Wing)

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	COMPLETED
2.	Basements (if any)	100%	COMPLETED
3.	Podiums (if any)	N/A	N/A
4.	Plinth	100%	COMPLETED
5.	Stilt Floor		
6.	Slabs of Super Structure	60%	25-07-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	INTERNAL WALLS-35% INTERNAL PLASTER-0% FLOORINGS-0% Doors and Windows within Flats /Premises-0%	15-09-2025 15-11-2025 28-02-2026 30-05-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Sanitary Fittings within the Flat/Premises-0% Electrical Fittings within the Flat/Premises-0%	30-07-2026 30-07-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircases-60% Lifts Wells and Lobbies at each Floor level-60% Overhead and Underground Water Tanks-0%	30-06-2025 25-07-2025 14-08-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	External plumbing-0% external plaster-0% elevation-25% completion of terraces with waterproofing of the Building/Wing-0%	30-09-2026 15-11-2025 30-07-2026 30-09-2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per	Installation of Lifts-0% water pumps-0% Fire Fighting Fittings and Equipment as per CFO NOC-0% Electrical fittings-0% Mechanical Equipment-0% compliance to conditions of environment/CRZ NOC-0% Finishing to entrance lobby/s-0% paving of areas appurtenant to Building/Wing 0%	30-10-2026 30-10-2026 30-10-2026 30-07-2026 N/A N/A 30-03-2025 30-10-2026

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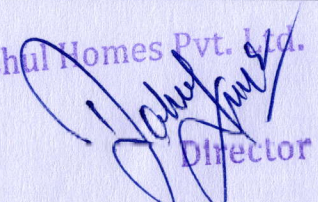
Director

Sale.	requirements as me be required to complete project as per Specifications in Agreement of Sale-10%	30-12-2025
Any other activities.		

VI. CONSTRUCTION PROGRESS OF THE PROJECT (BLOCK-B)

1. Plan Case No. PMAA/PRN/NEORA/BIHTA/BLOCK-A-LB+UB+G+08/BLOCK-B-LB+UB+G+14/BLOCK-C-EWS-G+7/26/2020 (To beaded for each Building / Wing)

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	COMPLETED
2.	Basements (if any)	100%	COMPLETED
3.	Podiums (if any)	N/A	N/A
4.	Plinth	100%	COMPLETED
5.	Stilt Floor		
6.	Slabs of Super Structure	69%	25-07-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal walls-57% Internal Plaster-0% Floorings-0% Doors and Windows within Flats /Premises-0%	30-09-2025 30-11-2025 30-03-2026 15-06-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Sanitary Fittings within the Flat/Premises-0% Electrical Fittings within the Flat/Premises-0%	30-08-2026 30-08-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircases-69% Lifts Wells and Lobbies at each Floor level-69% Overhead and Underground Water Tanks-0%	25-07-2025 25-07--2025 30-08-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	External plumbing-0% external plaster-0% elevation-50% completion of terraces with waterproofing of the Building/Wing-0%	15-06-2026 30-12-2025 30-07-2026 30-10-2026

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 Director

11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale.	Installation of Lifts-0% water pumps-0% Fire Fighting Fittings and Equipment as per CFO NOC-0% Electrical fittings-0% Mechanical Equipment-0% compliance to conditions of environment/CRZ NOC-0% Finishing to entrance lobby/s-0% paving of areas appurtenant to Building/Wing-0% Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale	30-11-2026 30-11-2026 30-11-2026 30-11-2026 30-11-2026 30-11-2026 30-10-2026 30-10-2026 30-12-2026
	Any other activities.		

VI. CONSTRUCTION PROGRESS OF THE PROJECT (BLOCK-C)

1. Plan Case No. PMAA/PRN/NEORA/BIHTA/BLOCK-A-LB+UB+G+08/BLOCK-B-LB+UB+G+14/BLOCK-C-EWS-G+7/26/2020 (To beaded for each Building / Wing)

S. No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100%	COMPLETED
2.	Basements (if any)	N/A	N/A
3.	Podiums (if any)	N/A	N/A
4.	Plinth	100%	
5.	Stilt Floor	0%	N/A
6.	Slabs of Super Structure	0%	20-09-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	Internal walls-0% Internal Plaster-0% Floorings-0% Doors and Windows within Flats /Premises-0%	30-12-2025 12-02-2026 30-03-2026 15-05-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Sanitary Fittings within the Flat/Premises-0% Electrical Fittings within the Flat/Premises-0%	30-07-2026 30-07-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircases-0% Lifts Wells and Lobbies at each Floor level-0% Overhead and Underground Water Tanks-0%	15-10-2026 15-10-2026 30-10-2026

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Director

10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	External plumbing-0% external plaster-0% completion of terraces with waterproofing of the Building/Wing-0%	30-06-2026 30-03-2026 15-05-2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale. Any other activities.	Installation of Lifts-0% water pumps-0% Fire Fighting Fittings and Equipment as per CFO NOC-0% Electrical fittings-0% Mechanical Equipment-0% compliance to conditions of environment/CRZ NOC-0% Finishing to entrance lobby/s-0% paving of areas appurtenant to Building/Wing-0% Compound Wall and all other requirements as me be required to complete project as per Specifications in Agreement of Sale-0%	30-11-2026 30-11-2026 30-11-2026 30-11-2026 30-11-2026 30-11-2026 30-10-2026 30-11-2026 30-03-2025

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths			
2.	Water Supply			
3.	Sewerage (Chamber, Line, Septic Tank, STP)			
4.	Storm Water Drains			
5.	Landscaping & Tree Planting			
6.	Street Lighting			
7.	Community Buildings			
8.	Treatment and Disposal of Sewage and Sullage Water			

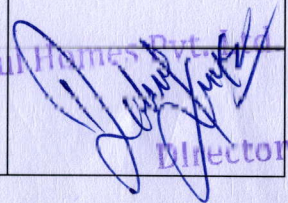
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Director

9.	Solid Waste Management & Disposal			
10.	Water Conservation / Rain Water Harvesting			
11.	Energy Management			
12.	Fire Protection and Fire Safety Requirements			
13.	Closed Parking			
14.	Open Parking			
15.	Electrical Meter Room, Sub-Station, Receiving Station			
16.	Others (Option to Add More)			

VIII. A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and foot paths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			

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 Director

7.	Disposal of sewage & sullage water			
8.	Water conservation/Rain Water Harvesting			
9.	Energy Management			

IX. GEO TAGGED AND DATE PHOTOGRAPH OF (EACH BLOCK) OF THE PROJECT

(A)	Sr. No.		
	1.	Front Elevation	
	2.	Rear Elevation	
	3.	Side Elevation	
(B)		Photograph of each floor	

Anshul Homes Pvt. Ltd.

Director

X. FINANCIAL PROGRESS OF THE PROJECT		
S. No. (1)	Particulars (2)	Amount (In Rs.) (3)
1.	Project Account No.	40200200000397
2.	Estimated Cost of the Project including land cost at the start of the Project	450000000
3.	Estimated Development Cost of the Project at the start of the Project.(Excluding Land Cost)	
4.	Any Variation in Development Cost which is declared at the start of the Project .	
5.	Amount received during the Quarter	30927910
6.	Actual Cost Incurred during the Quarter	30907982
7.	Net amount at end of the Quarter	19928
8.	Total expenditure on Project till date	257048080
9.	Cumulative fund collected till the end of Quarter in question	250498966
10.	Cumulative expenditure done till the end of Quarter in question	257048080

XI. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	

XII. MISCELLANEOUS		
A	List of Legal Cases (if any) – On Project / Promoter	
1.	Case No.	N/A
2.	Name of Parties	N/A
3.	No of Execution Cases against this project Case No. Name of Parties	N/A
4.	No of Suo - Moto cases against this project Case No. Name of Parties	N/A
5.	No of Certificate cases /PDR cases against this project Case No. Name of Parties	N/A
B	Sale/Agreement for Sale during the Quarter	
1.	Sale Deed	0

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Director

2.	Agreement for Sale	02
3.	No. of possessions given to allottees	0
XIII. PERCENTAGE OF WORK ALONG WITH MILESTONE CHART		
Weather the project in progress is as per time schedule or lagging behind?		

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve.

Anshul Homes Pvt. Ltd.

Signature of Promoter
Name: RAHUL KUMAR
Date:

VI. CONSTRUCTION PROGRESS OF THE PROJECT (BLOCK-A)**As on 31st March 2025****1. Plan Case No. PMAA/PRN/NEORA/BIHTA/BLOCK-A-LB+UB+G+08/BLOCK-B-LB+UB+G+14/BLOCK-C-EWS-G+7/26/2020 (To be added for each Building/Wing)**

S.No. (1)	Tasks/Activity(2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100	COMPLETED
2.	Basements (if any)	100	COMPLETED
3.	Podiums (if any)	N/A	N/A
4.	Plinth	100	COMPLETED
5.	Stilt Floor		
6.	Slabs of Super Structure	70	26-06-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	INTERNAL WALLS-35 INTERNAL PLASTER-0 FLOORINGS-0 Doors and Windows within Flats / Premises-0	15-09-2025 15-11-2025 28-02-2026 30-04-2026
8.	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	Sanitary Fittings within the Flat / Premises-25 Electrical Fittings within the Flat / Premises-25	15-07-2026 15-07-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircases-60 Lifts Wells and Lobbies at each Floor level-60 Overhead and Underground Water Tanks-0	30-06-2025 30-06-2026 15-07-2025
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	External plumbing-0 external plaster-0 elevation - 25 completion of terraces with waterproofing of the Building/Wing-0	30-05-2026 15-11-2025 15-07-2026 30-06-2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment / CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per Specifications in Agreement of	Installation of Lifts-0 water pumps-0 Fire Fighting Fittings and Equipment as per CFO NOC-0 Electrical fittings-0 Mechanical Equipment-0 compliance to conditions of environment / CRZ NOC-0 Finishing to entrance lobby/s-0 paving of areas appurtenant to Building/Wing-0 Compound Wall and all other	30-06-2026 30-06-2026 30-06-2026 30-06-2026 N/A 30-06-2026 30-03-2025 30-10-2026

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Sale.	requirements as me be required to complete project as per Specifications in Agreement of Sale-10%	30-12-2025
Any other activities.		

VI. CONSTRUCTION PROGRESS OF THE PROJECT (BLOCK-B)

As on 31st March 2025

1. Plan Case No. PMAA/PRN/NEORA/BIHTA/BLOCK-A-LB+UB+G+08/BLOCK-B-LB+UB+G+14/BLOCK-C-EWS-G+7/26/2020 (To be added for each Building/Wing)

S.No. (1)	Tasks/Activity(2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation(if any)	100	COMPLETED
2.	Basements(if any)	100	COMPLETED
3.	Podiums(if any)	N/A	N/A
4.	Plinth	100	COMPLETED
5.	Stilt Floor		
6.	Slabs of Super Structure	85	30-05-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	Internal walls-45 Internal Plaster-0 Floorings-0 Doors and Windows within Flats / Premises-0	30-09-2025 30-11-2025 30-03-2026 30-05-2026
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	Sanitary Fittings within the Flat/Premises-25 Electrical Fittings within the Flat/Premises-25	15-07-2026 15-07-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircases-75 Lifts Wells and Lobbies at each Floor level-75 Overhead and Underground Water Tanks-0	30-06-2025 30-06-2025 30-06-2026
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	External plumbing-0 external plaster-0 elevation-50 completion of terraces with waterproofing of the Building/Wing-0	10-06-2026 30-12-2025 15-07-2026 30-06-2026


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11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditionsofenvironment/CRZ NOC, Finishing to entrance lobby/s, plinthprotection,pavingofareas appurtenanttoBuilding/Wing, Compound Wall and all otherrequirements as me be requiredtocompleteproject as per Specifications in Agreement of Sale. Anyotheractivities.	Installation of Lifts-0 water pumps-0 Fire Fighting Fittings and Equipment as per CFO NOC-0 Electrical fittings-0 Mechanical Equipment-0 compliance to conditionsofenvironment/CRZ NOC-0 Finishing to entrance lobby/s-0 PavingofareasappurtenanttoB uilding/Wing-0 Compound Wall and all otherrequirements as me be requiredtocompleteproject as per Specifications in Agreement of Sale	30-06-2026
			30-06-2026
			30-06-2026
			30-06-2026
			30-06-2026
			30-06-2026
			15-07-2026
			30-04-2026

VI. CONSTRUCTION PROGRESS OF THE PROJECT (BLOCK-C)

As on 31st March 2025

1. Plan Case No. PMAA/PRN/NEORA/BIHTA/BLOCK-A-LB+UB+G+08/BLOCK-B-LB+UB+G+14/BLOCK-C-EWS-G+7/26/2020 (To be added for each Building/Wing)

S.No. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)	Expected Completion date in (dd/mm/yyyy) Format
1.	Excavation (if any)	100	COMPLETED
2.	Basements (if any)	N/A	N/A
3.	Podiums (if any)	N/A	N/A
4.	Plinth	100	15-03-2025
5.	Stilt Floor	0	N/A
6.	Slabs of Super Structure	0	20-09-2025
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats / Premises.	Internal walls-0 Internal Plaster-0 Floorings-0 Doors and Windows within Flats / Premises-0	30-12-2025 12-02-2026 30-03-2026 15-04-2026
8.	Sanitary Fittings within the Flat / Premises, Electrical Fittings within the Flat / Premises	Sanitary Fittings within the Flat / Premises-0 Electrical Fittings within the Flat / Premises-0	15-07-2026 15-07-2026
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	Staircases-0 Lifts Wells and Lobbies at each Floor level-0 Overhead and Underground Water Tanks-0	15-10-2025 15-10-2025 30-12-2025


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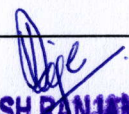
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	External plumbing-0 external plaster-0 completion of terraces with waterproofing of the Building/Wing-0	30-05-2026 30-03-2026 15-05-2026
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions of environment/CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete project as per Specifications in Agreement of Sale. Any other activities.	Installation of Lifts-0 water pumps-0 Fire Fighting Fittings and Equipment as per CFO NOC-0 Electrical fittings-0 Mechanical Equipment-0 compliance to conditions of environment/CRZ NOC-0 Finishing to entrance lobby/s-0 Paving of areas appurtenant to Building/Wing-0 Compound Wall and all other requirements as may be required to complete project as per Specifications in Agreement of Sale-0	15-07-2026 15-07-2026 15-07-2026 15-07-2026 15-07-2026 15-07-2026 30-06-2026 15-07-2026 30-04-2026

VII. AMENITIES AND COMMON AREA AND EXTERNAL INFRASTRUCTURE DEVELOPMENT WORKS

S. No.	Common Areas and Facilities	Proposed (Yes/No)	Percentage of actual Work Done (As on date of the Certificate)	Expected Completion date in (dd/mm/yyyy) Format
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	0	30-06-2026
2.	Water Supply	YES	0	30-06-2026
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	0	30-06-2026
4.	Storm Water Drains	YES	0	30-06-2026
5.	Landscaping & Tree Planting	YES	0	30-06-2026
6.	Street Lighting	YES	0	30-06-2026
7.	Community Buildings	YES	0	30-06-2026
8.	Treatment and Disposal of Sewage and sullage Water	YES	0	30-06-2026


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9.	Solid Waste Management & Disposal	YES	0	30-06-26
10.	Water Conservation/Rain Water Harvesting	YES	0	30-06-26
11.	Energy Management	YES	0	30-06-26
12.	Fire Protection and Fire Safety Requirements	YES	0	30-06-26
13.	Closed Parking	YES	0	30-06-26
14.	Open Parking	YES	0	30-06-26
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0	30-06-26
16.	Others(Option to Add More)	YES	0	30-06-26


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VIII.A EXTERNAL AND INTERNAL DEVELOPMENT WORKS IN CASE OF PLOTTED DEVELOPMENT

		PROPOSED YES/NO.	PERCENT AGE OF ACTUAL WORK DONE (As on date of certificate)	Expected Completion date in (dd/mm/yy) Format
1.	Internal Roads and footpaths			
2.	Water Supply			
3.	Sewerage Chambers Septic Tank			
4.	Drains			
5.	Parks, Land Scaping and Tree Planting			
6.	Street Lighting			


AR. RAKESH RANJAN RAJE
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ENGINEER'S CERTIFICATE

Date: 14-04-2025

To,

Anshul Homes Pvt. Ltd.

Office Address- Signature Tower, 4th Floor, Opposite Hi-Tech Hospital, Danapur Khagaul Road, Patna, Bihar-801503

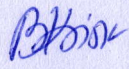
Subject: Certificate of cost incurred for Development of the group housing project "H2O CITY PHASE 2" [State RERA Registration Number: BRERAP00031-7/91/R-1266/2022] situated on the plot bearing final plot nos.- 713, 714, 715, 721, 752, 753, & 1676(P) at Mauza-Neora, District-Patna demarcated by its boundaries (latitude-25.5677°N and longitude-85.0029°E of the end points) admeasuring 9162.73 sqm area are being developed by ANSHUL HOMES PVT. LTD.

Ref: State RERA Registration Number: BRERAP00031-7/91/R-1266/2022

Sir,

I SCON Consultants Pvt. Ltd., undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under State RERA, situated on the Plot bearing C.N. No./CTS No./Survey No./Final Plot Nos.- 713, 714, 715, 721, 752, 753, & 1676(P) at Mauza-Neora District-Patna of division-Bihta, Village-Neora, District-Patna, PIN-801105 admeasuring 9162.73 sqm area are being developed by ANSHUL HOMES PVT. LTD.

- 1) Following technical professionals are appointed by Owner / Promoter :-
 - a) ARCHITECT- SMRITI ARCHITECTS
 - b) SCON CONSULTANTS AS STRUCTURAL CONSULTANT
 - c) QUANTITY SURVEYOR
 - d) ELECTRICAL CONSULTANT-KRISHNA GOPAL PRASAD
 - e) PLUMBING CONSULTANT – ENVIROMENTAL ENGG.
 - f) SHUBHAM CONSULTANT AS SOIL GEO-TECH CONSULTANT
- 2) We have estimated the cost of Civil. MEP and Allied Works required for completion of the apartments & proportionate completion of internal & external works of the project as per the specification mentioned in the Agreement of Sale. Our estimated cost calculations are based on the Developers / Consultants. The assumption of the cost of material, labour & other inputs made by the Developer, and the site inspection carried out by us to ascertain / confirm the above analysis given to us.
- 3) We estimate Total Estimated Cost of completion of the building of the aforesaid project under reference as ₹45,00,00,000/- (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil. MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building


BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

from the PMC being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

- 4) The Estimated Cost incurred till date is calculated as ₹28,62,03,112/- (Total of Table A and B). The amount of estimated cost incurred is calculated on the base of amount of Total Estimated Cost.
- 5) The Balance Cost of completion of the Civil, MEP and Allied Works of the Building of the subject project to obtain Occupation Certificate / Completion Certificate from PMAA (Planning Authority) is estimated at ₹16,37,96,888/- (Total of Table A and B).
- 6) I certify that the Cost of the Civil, MEP and Allied works for the aforesaid Project as Completed on the date of this certificate is as given in Table A and B are as below:

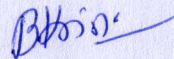
TABLE-A

Sl. No.	Particulars	Amount (in ₹)
01	Total Estimated cost of the building as on date of Registration.	42,75,00,000
02	Cost incurred as on date (Based on Estimated Cost) excluding land cost.	27,87,88,011
03	Work done in Percentage (as Percentage of the estimated cost)	65.21%
04	Balance Cost to be incurred (Based on Estimated Cost)	14,87,11,989

TABLE-B

Sl. No.	Common Area and Facilities Amenities	Amount (in ₹)
01	Total Estimated cost of the Internal & External Development Works including amenities and facilities in the layout as on date of Registration is	2,25,00,000
02	Cost incurred as on (based on the Estimated Cost)	74,15,101
03	Work done in Percentage (as Percentage of the estimated cost)	32.96%
04	Balance Cost to be Incurred (Based on Estimated Cost)	1,50,84,899
05	Cost Incurred on Additional / Extra items as on not included in the Estimated Cost (Annexure A)	NA

Yours Faithfully,



BRAJESH KUMAR SINHA
Registration No.
BR/UDHD/SE/23-0071
UDHD, Government of Bihar

CHARTERED ACCOUNTANT'S CERTIFICATE

ANSHUL HOMES PRIVATE LIMITED
SIGNATURE TOWER 4TH FLOOR, SAGUNA MORE, PATNA-801503

Progress Report
F.Y: 2024-25 QTR - 4 (JAN-MAR)

H2O CITY phase II

Opening Balance	Amount Recived/Adj through booking	Own fund	Amount Spent/ Adj		Closing Balance
17,993.27	3,09,09,916.55		3,09,07,981.78		19,928.04

Anshul Homes Pvt. Ltd.
Director

Rahul Kumar
Director



Pranay Kumar

(CA. PRANAY KUMAR)

PARTNER

MEM.NO.-433157

UDIN- 25433157BMIQWN5211

(1)	2	3
1	Project Account No.	40200200000397
2	Estimated Cost of the Project including land cost at the start of the quarter	450000000
3	Amount received during the Quarter	30927910
4	Actual cost during the Quarter	30907982
5	Net Amount at end of the Quarter	19928
6	Total Expenditure on Project till date	257048080
7	Cumulative Fund collected till the end of Quarter in question	250498966
8	Cumulative Expenditure done till the end of Quarter in question	257048080

VIII. MISCELLANEOUS

A	List of Legal Cases (If any)	
1	Case No.	NIL
2	Name of parties	NIL
B	Sale/ Agreement for sale during the quarter	
1	Sale Deed	NIL
2	Agreement for Sale	2

Undertaking

I/we solemnly affirm, declare and undertake that all the details stated above are true to the best of my/our knowledge and nothing material has been concealed here from. I am/we are executing this undertaking to attest to the truth of all the foregoing and to apprise the Authority of such facts as mentioned as well as for whatever other legal purposes this undertaking may serve. Signature of Promoter

Signature of Promoter

Name: RAHUL KUMAR

Date : 15-Apr-25

**FOR VIVEKANAND ASHISH PRANAY & CO.
CHARTERED ACCOUNTANTS**



(Handwritten signature of Pranay Kumar)

**(CA. PRANAY KUMAR)
PARTNER**

**MEM.NO.-433157
UDIN-25433157BMIQWN5211**