

FORM-7
(REGULATION-9)

Quarterly Progress Report for quarter ending **March**/June/Sept/December of **MARCH. 2023**

I. 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	Shiwala Chowk, Shiwala
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	1. Residential 2. Commercial 3. Residential-cum-Commercial 4. Plotted project	RESIDENTIAL	
Period of validity of map by the Competent Authority	15-04-2024		

II. DISCLOSURE OF SOLD/BOOKED INVENTORY OF APARTMENTS					
Building/Block Number	Apartment Type		Carpet Area	Total Number of sanctioned Apartments	Total Number of Apartments -
BLOCK A , B & C	1. 1 BHK	-			1. Booked/
	2. 2 BHK,	-	97,107 sq.ft	76	Allotted -
	3. 3 BHK	-	208,994 sq.ft	126	153
	4. LIG	-	23,174 sq.ft	57(lig & ews)	2. Sold -
	5. EWS	-			

III. DISCLOSURE OF SOLD / BOOKED INVENTORY OF GARAGES			
Building / Block Number	Total Number of Sanctioned Garages	Total Number of Garages:	
		1. Booked/Allotted	-
N.A		2. Sold	-

IV. DETAILS OF BUILDING APPROVALS

S.No	Details of Approval/NOC/ Certificate	Issuing Authority	Applied Date	Issuance Date	Enclosed as Annexure No
1	NOC for Enviroment	MOEF			
1	Fire NOC	State Fire Officer			
1	Water Supply Permission				
1	NOC from Airport Authority of India	AAI			
1	Other Approvals	N.A	NA		

Anshul Homes Pvt. Ltd.

(Signature)
Director

V. Construction Progress of the Project (COMBINED BASEMENTA & B)1. Building / Wing / Layout Number **BLOCK A & B**(To beaded for each Building / Wing)

S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	100%
2.	Basements – DOUBLE BASEMENT COMBINED RAFT (Lower Basement) Upper Basement (UBS)	Casting of Lower basement Slab- 100% Casting OF Upper Basement Slab- 100% Casting of Ground Floor Slab- BLOCK- B : 50% BLOCK-A : 0%
3.	Podiums (if any)	N.A
4.	Plinth	0%
5.	Stilt Floor	N.A
6.	Slabs of Super Structure	
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0%
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittingswithin the Flat/Premises	
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Basement Water-Proofing- 30%
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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	

Anshul Homes Pvt. Ltd.


Director

VI. Construction Progress of the Project1. Building / Wing / Layout Number **BLOCK C** (To be filled for each Building / Wing)

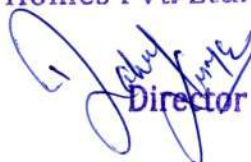
S. No. (1)	Tasks / Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1.	Excavation (if any)	N.A
2.	Basements (if any)	N.A
3.	Podiums (if any)	N.A
4.	Plinth	0%
5.	Stilt Floor	0%
6.	Slabs of Super Structure	0%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	0
8.	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
9.	Staircases, Lifts Wells and Lobbies at each Floor level, Overhead and Underground Water Tanks.	0%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
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.	One motor pump installed

Anshul Homes Pvt. Ltd.


Director

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)	Details
(1)	(2)	(3)	(4)	(5)
1.	Internal Roads & Footpaths	YES	30	
2.	Water Supply	YES	10	
3.	Sewerage (Chamber, Line, Septic Tank, STP)	YES	10	STP in design stage.
4.	Storm Water Drains	YES	0	
5.	Landscaping & Tree Planting	YES	20%	
6.	Street Lighting	YES	0	
7.	Community Buildings	NO	-	
8.	Treatment and Disposal of Sewage and Sullage Water	AS PART OF STP		
9.	Solid Waste Management & Disposal	NO	-	
10.	Water Conservation / Rain Water Harvesting	YES	0	
11.	Energy Management	NO	-	
12.	Fire Protection and Fire Safety Requirements	YES		
13.	Closed Parking	YES	25%	
14.	Open Parking	YES	0	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0	
16.	Others (Option to Add More)			

Anshul Homes Pvt. Ltd.


Director

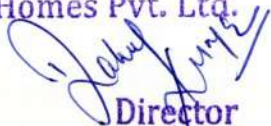
Over All Project Completion: Close to 15% .Being a combined basement of 50,000 Sq.Ft initial time spent on completion of the double basement as per specifications. Once we reach the individual building slabs, we expect to significantly scale up the completion timeline.

VIII. PHOTOGRAPH OF THE BLOCKS (EACH BLOCK) OF THE BUILDING	
S. No.	Particulars
1.	Front Elevation.
2.	Rear Elevation
3.	Side Elevation

IX. Financial Progress of the Project		
S. No.	Particulars	Amount (In Rs.)
(1)	(2)	(3)
1.	Project Account No.	40200200000397
2.	Estimated Cost of the Project including land cost at the start of the Quarter	284,300,000
3.	Amount received during the Quarter	2,58,47,734
4.	Actual Cost Incurred during the Quarter	2,43,42,495
5.	Net amount at end of the Quarter	15,05,239
6.	Total expenditure on Project till date	11,33,31,934
7.	Cumulative Fund Collected till the end of quarter in question	11,48,38,266
8.	Cumulative Expenditure done till end of quarter in question	11,33,31,934

VIII. DETAILS OF MORTGAGE OR CHARGE IF ANY CREATED	
A	N.A

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	0
2.	Agreement for Sale	105

Anshul Homes Pvt. Ltd.

 Director

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.

Anshul Homes Pvt. Ltd.

Signature of Promoter

Director

Name: RAHUL KUMAR

Date : 12th APRIL.'23

ANSHUL HOMES PRIVATE LIMITED
89B, PATLIPUTRA COLONY, PATNA, BIHAR

F.Y: 2022-23 QTR -4 (JAN-MAR)

Opening Balance	Amount Recived/Adj through booking	Own fund	Amount Spent/ Adj		Closing Balance
1093	25847734	0	24342495		1506332



Date: 12-04-2023

[Signature]
Director

ARCHITECT'S CERTIFICATE

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

Date: 15.04.2023

To,

Anshul Homes Pvt. Ltd.
Director - Mr. Rahul Kumar,
89-B, Patliputra Colony,
in front of Notre Dame Academy,
Patna -800013
Bihar

Subject: Certificate of Percentage of Work executed in the project **H20 CITY having 3 No. of Blocks in Phase 2** bearing the registration no. [Bihar RERA Registration Number] **BRERAP00031-7/91/R-1266/2022** and being developed on the Plot bearing **Survey Plot No. : 713, 714, 715, 721, 752, 753 & 1676(P)** **Khata No. : 157, 157/56, 159, 164, 168, 169 & 172,** **Mauza : Neora, Tauzi no : 102 & Bihar Government,** **Thana No.: 104, Survey Thana : Phulwari, Ward no. : 9,** **Dist. : Patna** admeasuring **9162.73** sq.mts. area being developed by the Promoter[Name] **ANSHUL HOMES PVT. LTD.**

Sir,

I, **Ar. Rakesh R. Raje** have undertaken assignment as Architect for certifying Percentage of execution of work of **H20 CITY** having **3 Nos. of Blocks** of the **2nd** Phase of the Project, situated on the plot bearing **Survey Plot No. : 713, 714, 715, 721, 752, 753 & 1676, Khata No- 157, 157/56, 159, 164, 168, 169 & 172,** **Mauza- Neora, Tauzi no.- 3102 & Bihar Government, Thana No.- 104,** **Survey Thana -Phulwari, Ward no.- 9, Dist.- Patna** admeasuring **9162.73** sq.mts.area being developed by [Promoter's Name]- **ANSHUL HOMES PVT. LTD.**

1. Following technical professionals are appointed by Owner / Promoter: —

- (i) **Ar. Rakesh R. Raje** as Architect;
- (ii) **Er. Brajesh Kr. Sinha** as Structural Consultant
- (iii) **Environmental Engg.** as Plumbing Consultant
- (iv) **Mr. Krishna Gopal Prasad** as Electrical Consultant
- (v) **Er. Sanjeev Kumar** as Site Engineer

Based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Block of the Real Estate Project as registered vide number **BRERAP00031-7/91/R-1266/2022** under Bihar RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

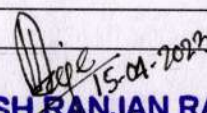
CONSTRUCTION PROGRESS OF THE PROJECT – H20 CITY

QUARTERLY PROGRESS REPORT FOR QUARTER ENDING MARCH 2023

TABLE-A

1. Phase 2 Block A

Sr.No.	Tasks/Activity	Percentage of work done
1	Excavation (if any)	100
2	Basement(s) (if any) 2 nos.	100
3	Podiums (if any)	0
4	Plinth	0
5	Stilt Floor	0
6	Slabs of Super Structure	0
7	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks.	0
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
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 projects as per specifications in Agreement of Sale.	0
	Any other activities.	0


RAKESH RANJAN RAJE
DANAPUR REG. No.- 06/Arch/2015/NPDN
C.O.A. REG. No.- CA/86/9665

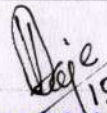
CONSTRUCTION PROGRESS OF THE PROJECT – H20 CITY

QUARTERLY PROGRESS REPORT FOR QUARTER ENDING MARCH 2023

TABLE-A

Phase 2 Block B

Sr.No.	Tasks/Activity	Percentage of work done
1	Excavation (if any)	100
2	Basement(s) (if any) 2 nos.	75
3	Podiums (if any)	0
4	Plinth	0
5	Stilt Floor	0
6	Slabs of Super Structure	0
7	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks.	0
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
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 projects as per specifications in Agreement of Sale.	0
	Any other activities.	0


15-04-2023
RAKESH RANJAN RAJE
DANAPUR REG. No. - 06/Arch/2015/NPDN
C.O.A. REG. No. - CA/86/9665

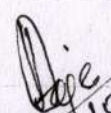
CONSTRUCTION PROGRESS OF THE PROJECT – H20 CITY

QUARTERLY PROGRESS REPORT FOR QUARTER ENDING MARCH 2023

TABLE-A

Phase 2 Block LIG / EWS

Sr.No.	Tasks/Activity	Percentage of work done
1	Excavation (if any)	0
2	Basement(s) (if any)	NIL
3	Podiums (if any)	NIL
4	Plinth	0
5	Stilt Floor	0
6	Slabs of Super Structure	0
7	Internal Walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0
8	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	0
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks.	0
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0
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 projects as per specifications in Agreement of Sale.	0
	Any other activities.	0


15-04-2023
RAKESH RANJAN RAJE
DANAPUR REG. No. - 06/Arch/2015/NPDN
C.O.A. REG. No. - CA/86/9665

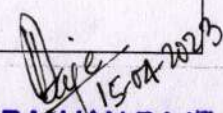
CONSTRUCTION PROGRESS OF THE PROJECT – H2O CITY

QUARTERLY PROGRESS REPORT FOR QUARTER ENDING MARCH 2023

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths.	YES	20	
2	Water Supply	YES	10	
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	0	
4	Storm Water Drains	YES	0	
5	Landscaping & Tree Planting.	YES	15	
6	Street Lighting	YES	20	
7	Community Buildings	YES	0	
8	Treatment and disposal of sewage and sullage water	YES	0	
9	Solid Waste management & Disposal.	YES	0	
10	Water conservation, Rain water harvesting.	YES	0	
11	Energy management	YES	0	
12	Fire protection and fire safety requirements	YES	0	
13	Electrical meter room, sub-station, receiving station.	YES	0	
14	Others (Option to Add more).			


15.04.2023
RAKESH RANJAN RAJE
DANAPUR REG. No.-06/Arch/2015/NPDN
C.O.A. REG. No.- CA/86/9665

ENGINEER'S CERTIFICATE

Date: 12/04/2023

To,

Anshul Homes Pvt. Ltd.

Plot No. – 89B, Patliputra Colony

Patna, Bihar-800013

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, Dist-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 Rs-28,43,00,000/- (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 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 Rs-28,43,00,000/- (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 Rs-20,76,75,561/- (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 Rs)
01	Total Estimated cost of the building as on date of Registration.	27,00,85,000/-
02	Cost incurred as on date (Based on Estimated Cost) excluding land cost.	11,33,31,934/-
03	Work done in Percentage (as Percentage of the estimated cost)	41.96%
04	Balance Cost to be incurred (Based on Estimated Cost)	15,67,53,066/-

TABLE-B

Sl. No.	Common Area and Facilities Amenities	Amount (in Rs)
01	Total Estimated cost of the Internal & External Development Works including amenities and facilities in the layout as on date of Registration is	1,42,15,000/-
02	Cost incurred as on (based on the Estimated Cost)	18,50,000/-
03	Work done in Percentage (as Percentage of the estimated cost)	13%
04	Balance Cost to be Incurred (Based on Estimated Cost)	1,23,65,000/-
05	Cost Incurred on Additional / Extra items as on not included in the Estimated Cost (Annexure A)- Development of Swimming pool area	

Yours Faithfully,


Brajesh Kumar Sinha
 Structural Engineer
 SE/02/16
 Patna Municipal Corporation
 PATNA.