FORM-7
(REGULATION-9)

Quarterly Progress Report for quarter ending March/June/Sept/**December** of **DEC. 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	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	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 - 2. 2 BHK, - 3. 3 BHK - 4. LIG - 5. EWS -	0 17 185 29 28	97,107 sq.ft 208,994 sq.ft 23,174 sq.ft		1. Booked/ Allotted - 156 2. Sold -

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 -	

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Director

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		

V. Construction Progress of the Project (COMBINED BASEMENTA & B)

1. Building / Wing / Layout Number **BLOCK A** (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 : 100% BLOCK-A : 100%
3.	Podiums (if any)	N.A
4.	Plinth	100%
5.	Stilt Floor	N.A
6.	Slabs of Super Structure	13%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	INTERNAL WALLS – 6%
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.	Staircase- 33% Lifts- 26%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Basement Water-Proofing- 40%
11.	Installation of Lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, Mechanical Equipment, compliance to conditions	Boundary Wall leading to the project site has bee completed with putty and paint along with planting of trees.

Anshul Homes Pvt. Ltd.

Director

	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.	

V. Construction Progress of the Project (COMBINED BASEMENTA & B)		
1. Building / Wing / Layout Number **BLOCK 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 : 100% BLOCK-A : 100%
3.	Podiums (if any)	N.A
4.	Plinth	100%
5.	Stilt Floor	N.A
6.	Slabs of Super Structure	20%
7.	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats /Premises.	INTERNAL WALLS – 3%
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.	Staircase- 38% Lifts- 33%
10.	External plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	Basement Water-Proofing- 40%
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,	Boundary Wall leading to the project site has bee completed with putty and paint along with planting of trees.

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Director

	Compound Wall and all other requirements as my be required to complete project as per specifications in Agreement of Sale. Any other activities.	

VI. Construction Progress of the Project		
1. Building / Wing / Layout Number **BLOCK C** (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)	Soil Levelling done ready for piling.
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%

Anshul Homes Pvt. Ltd.

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 my be required to complete project as per specifications in Agreement of Sale. Any other activities.	One motor pump installed

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		

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Director

13.	Closed Parking	YES	0	
14.	Open Parking	YES	0	
15.	Electrical Meter Room, Sub-Station, Receiving Station	YES	0	
16.	Others (Option to Add More)			

Over All Project Completion: Close to 23% .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.

We have now reached the stage where we have reached individual towers.

PROJECT SCHEDULE H2O CITY PHASE 2				
	Name	Start	Finish	Predecessors
1	**RCC WORKS**	**14-07-23 08:00**	**4/8/24 5:00 PM**	
2	BLOCK A	14/7/23 8:00 AM	12/2/24 5:00 PM	
3	BLOCK B	14/7/23 8:00 AM	4/8/24 5:00 PM	
4	BLOCK C	15/9/23 8:00 AM	13/5/24 5:00 PM	
6	**MASONRY-B/WORK**	**10/3/24 8:00 AM**	**18/3/25 5:00 PM**	
7	BLOCK A	10/3/24 8:00 AM	13/6/24 5:00 PM	
8	BLOCK B	10/9/24 8:00 AM	18/3/25 5:00 PM	
9	BLOCK C	15/6/24 8:00 AM	18/10/24 5:00 PM	
11	**MASONRY-PLASTER**	**10/11/23 8:00 AM**	**27/9/25 5:00 PM**	
12	BLOCK A	15/6/24 8:00 AM	13/9/24 5:00 PM	
13	BLOCK B	16/4/25 8:00 AM	27/9/25 5:00 PM	
14	BLOCK C	10-11-24 08:00	15-02-25 17:00	
16	**FLOORING**	**15/3/24 8:00 AM**	**16/2/26 5:00 PM**	
17	BLOCK A	15/10/24 8:00 AM	16/2/25 5:00 PM	
18	BLOCK B	15/10/25 8:00 AM	16/2/26 5:00 PM	
19	BLOCK C	15-03-25 08:00	16-06-25 17:00	
21	**DOOR & WINDOWS**	**15/3/24 8:00 AM**	**9/3/26 5:00 PM**	
22	BLOCK A	30/11/24 8:00 AM	28/2/25 5:00 PM	
23	BLOCK B	15/11/25 8:00 AM	9/3/26 5:00 PM	
24	BLOCK C	15-05-24 08:00	16-09-25 17:00	
26	**ELECTRICAL WIRING**	**10/4/24 8:00 AM**	**23/3/26 5:00 PM**	
27	BLOCK A	30/12/24 8:00 AM	3/4/25 5:00 PM	

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Director

28	BLOCK B	5/12/25 8:00 AM	23/3/26 5:00 PM	
29	BLOCK C	10-07-25 08:00	10-11-25 17:00	
31	**FINISHING- ELEC& PLUMBI.**	**15/8/24 8:00 AM**	**8/6/26 5:00 PM**	
32	BLOCK A	10/5/25 8:00 AM	15/11/25 5:00 PM	
33	BLOCK C	10/1/26 8:00 AM	8/6/26 5:00 PM	
34	BLOCK C	10-10-25 08:00	10-04-26 17:00	
35	**BUILDING SERVICES**	**05-10-25 00:00**	**21-05-26 00:00**	
36	**HOUSEKEEPING & HANDOVER**	**10-03-26 00:00**	**01-06-26 00:00**	

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	19,805,020
4.	Actual Cost Incurred during the Quarter	25,881,342
5.	Net amount at end of the Quarter	29,877
6.	Total expenditure on Project **till date**	175,901,099
7.	Cumulative Fund Collected till the end of quarter in question	170,308,011
8.	Cumulative Expenditure done till end of quarter in question	175,901,099

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

Anshul Homes Pvt. Ltd.

Director

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	116

Undertaking:

I/we solemnly affirm, declare and undertake that all the details stated above are true tothe 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.

Director

Signature of Promoter

Name:RAHUL KUMAR
Date : 11th JAN.'24

CHARTERED ACCOUNTANT'S CERTIFICATE

ANSHUL HOMES PRIVATE LIMITED

89B, PATLIPUTRA COLONY, PATNA, BIHAR

Progress Report

F.Y: 2023-24 QTR - 3 (OCT-DEC)

H20 CITY phase II

Opening Balance	Amount Recived/Adj through booking	Own fund	Amount Spent/ Adj		Closing Balance
3956758	15848262	6106199	25881342		29877

Anshul Homes Pvt. Ltd.

Director

Rahul Kumar

Director

M/s Vivekanand Ashish Pranay & Co. Chartered Accountants PATNA

(CA. PRANAY KUMAR)

PARTNER

MEM.NO.-433157

UDIN- 24433157BKEMER3232

(1)	2	3
1	**Project Account No.**	40200200000397
2	**Estimated Cost of the Project including land cost at the start of the quarter**	284300000
3	**Amount received during the Quarter**	19805020
4	**Actual cost during the Quarter**	25881342
5	**Net Amount at end of the Quarter**	29877
6	**Total Expenditure on Project till date**	175901099
7	**Cumulative Fund collected till the end of Quarter in question**	170308011
8	**Cumulative Expenditure done till the end of Quarter in question**	175901099

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	116

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

Anshul Homes Pvt. Ltd.

Director

Name: RAHUL KUMAR

Date : 12-Jan-24

FOR VIVEKANAND ASHISH PRANAY & CO.
CHARTERED ACCOUNTANTS

M/s Vivekanand Ashish Pranay & Co. PATNA Chartered Accountants

(CA. PRANAY KUMAR)
PARTNER
MEM.NO.-433157
UDIN- 24433157BKEMER3232

IV. Construction Progress of the Project : H2O CITY - Phase 2 AS ON 31. 12. 2023		
1. BLOCK A		
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(if any) 2 NOS.	100
3	Podiums(if any)	NA
4	Plinth	100
5	Stilt Floor	N/A
6	Slabs of Super Structure	15
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises.	1.5
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, FireFighting 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

AR. RAKESH RANJAN RAJE
CA / 1986 / 9665

IV. Construction Progress of the Project : H2O CITY - Phase 2 AS ON 31. 12. 2023

2. BLOCK B

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(if any) 2	100
3	Podiums(if any)	NA
4	Plinth	100
5	Stilt Floor	N/A
6	Slabs of Super Structure	15
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, FireFighting 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
12	Any other activities.	0

AR. RAKESH RANJAN RAJE
CA / 1986 / 9665

IV. Construction Progress of the Project : H2O CITY - Phase 2 AS ON 31. 12. 2023		
3. BLOCK LIG/EWS		
S.NO. (1)	Tasks/Activity (2)	Percentage of Actual Work Done (As on date of the Certificate) (3)
1	Excavation(if any)	0
2	Basements(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, FireFighting 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
12	Any other activities.	0

AR. RAKESH RANJAN RAJE
CA / 1986 / 9665

V. Amenities and Common Area and External Infrastructure Development Works of H2O CITY - Phase 2 AS ON 31. 12. 2023

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	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	Closed / Covered Parking	Yes	0	
14	Open Parking	No	0	
15	Electrical Meter Room, Substation, Receiving Station	Yes	0	
16	Others(Option to Add more)			

AR. RAKESH RANJAN RAJE
CA / 1986 / 9665

ENGINEER'S CERTIFICATE

Date: 12-01-2024

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 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 Rs 284,300,000 (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. 175,901,099/- (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. 108,398,901/- (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.	270,085,000
02	Cost incurred as on date (Based on Estimated Cost) excluding land cost.	17,40,01,099
03	Work done in Percentage (as Percentage of the estimated cost)	64%
04	Balance Cost to be incurred (Based on Estimated Cost)	9,60,83,901

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	14,215,000
02	Cost incurred as on (based on the Estimated Cost)	1,900,000
03	Work done in Percentage (as Percentage of the estimated cost)	13%
04	Balance Cost to be Incurred (Based on Estimated Cost)	12,315,000
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