



ANSHUL GROUP

Site Address: H2O City, Behind Neura Police Station, Shivala Chawk, Danapur-Bihta Road, Patna - 801113

Office Address: 4th Floor, Signature Tower, Sagunamore, Danapur, Patna - 801503

Let's **Talk** : **0612 2578893 | 70701 99484 | 73209 26015**

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H2O
CITY
PHASE III
Higher Quality of Living!
prolific, private, premium
2 | 3 BHK TERRACEMENT | PENTA HOUSE

Build For You

Designed For Life



Design & Print: Research Studio | Call On: +91 90316 80897 | 98

Rera Approved : BRERAP00031-7/91/R-1266/2022



higher quality of
Living

Renarch
Studio Pvt Ltd
Luxury is an addition

available in the neighbourhood

50+ RETAIL OPTIONS:

Big Bazaar | V2 Mart | Vijay Sales | Brand Factory | Reliance Trends | Reliance Digital | Pantaloon

250+ DINING OPTIONS:

Cafe Coffee Day | Dominos | Mc Donald's | Naturals | Belgian Waffle | Havmor
Amul | Gelato Italiano | Top N Town | Merwans | Wok Express | Monginis

20+ BANKS:

ICICI | HDFC | SBI | Kotak Mahindra | PNB | Dena Bank | Axis

30+ HOSPITALS:

Hitech | Curis | Samay | Military Hospital | Siddhi Vinayak Hospital | Manglam Bihar | Mavushi Hospital
Aatmadeep Hospital | Keshav Hospital | Narayan Hospital | Curewell Hospital Many More..



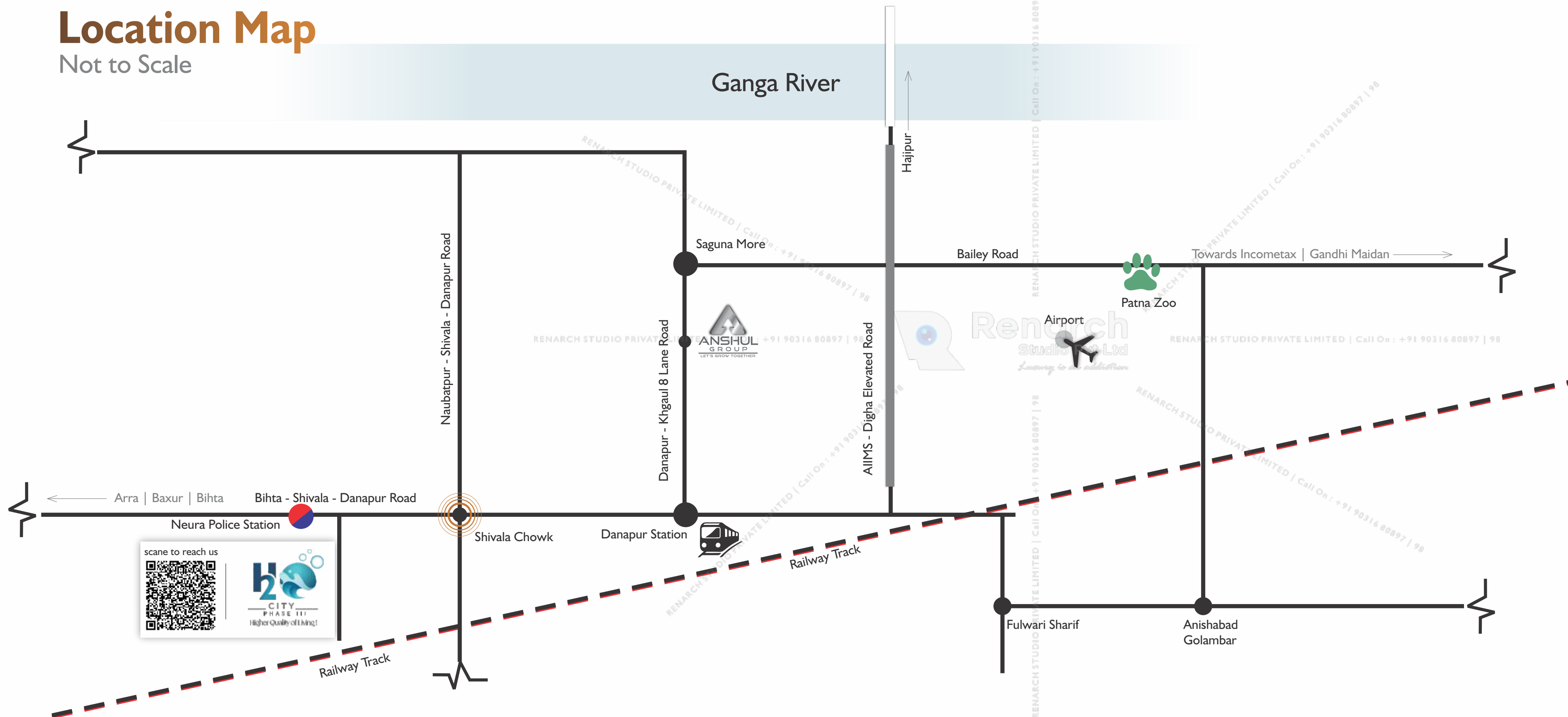
**luxury with
affordability**

unlock the door to
affordable luxury with

h2
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Location Map

Not to Scale



Location Advantage

- Danapur Railway Station • 04 KM
- Aiims • 08 KM
- Water Park • 03 KM
- Neura Railway Station • 01 KM
- Bihta • 08 KM
- Upcoming Bus Stand • 03 KM
- Upcoming Bihta Airport • 07 KM
- Patna Airport • 09 KM
- Patliputra Railway Station • 07 KM
- Patna Jn. • 18 KM
- Near About Iit, Ess Medical College Bihta & Apollo Hospital



Facade Elevation

Welcome to the land of tree and gardens, morning cycle rides, evening jogs and never-ending games of hop-scotch, tag and hide-n-seek. A place where the top-notch School is right next door. Where over 4000 families get together on weekends, kids have more friends than they can count, neighbours are more than just a door number, and growing up isn't half as important as being a child.





Swimming
Pool



Children Play
Area



Intercom



Society
Temple



Badminton
Court



24x7
Power Backup



Children
Pool



Basket Ball
Court



Jogging
Track



Lift



Phase III



Block
F

Block
G

Block
E

Block
D



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master layout

H2O City is one of the luxurious residential properties that serves opulent and spacious apartments enveloped in ceaseless comforts. Stretched over several acres of beautiful landscape and picturesque views, this property is covered with the luscious greenery and astoundingly beautiful surrounding. One can explore tranquility and peace at their best here. Residing in this marvelous edifice will add charm in one's stay of experience. The aura fenced around the complex is undoubtedly picturesque. The apartments offered by H2O city are skillfully styled with vibrant colors and furnishing that creates vivacious ambiance for the dwellers.





Living Space

elevated apartment
for a life of luxury

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Block

E

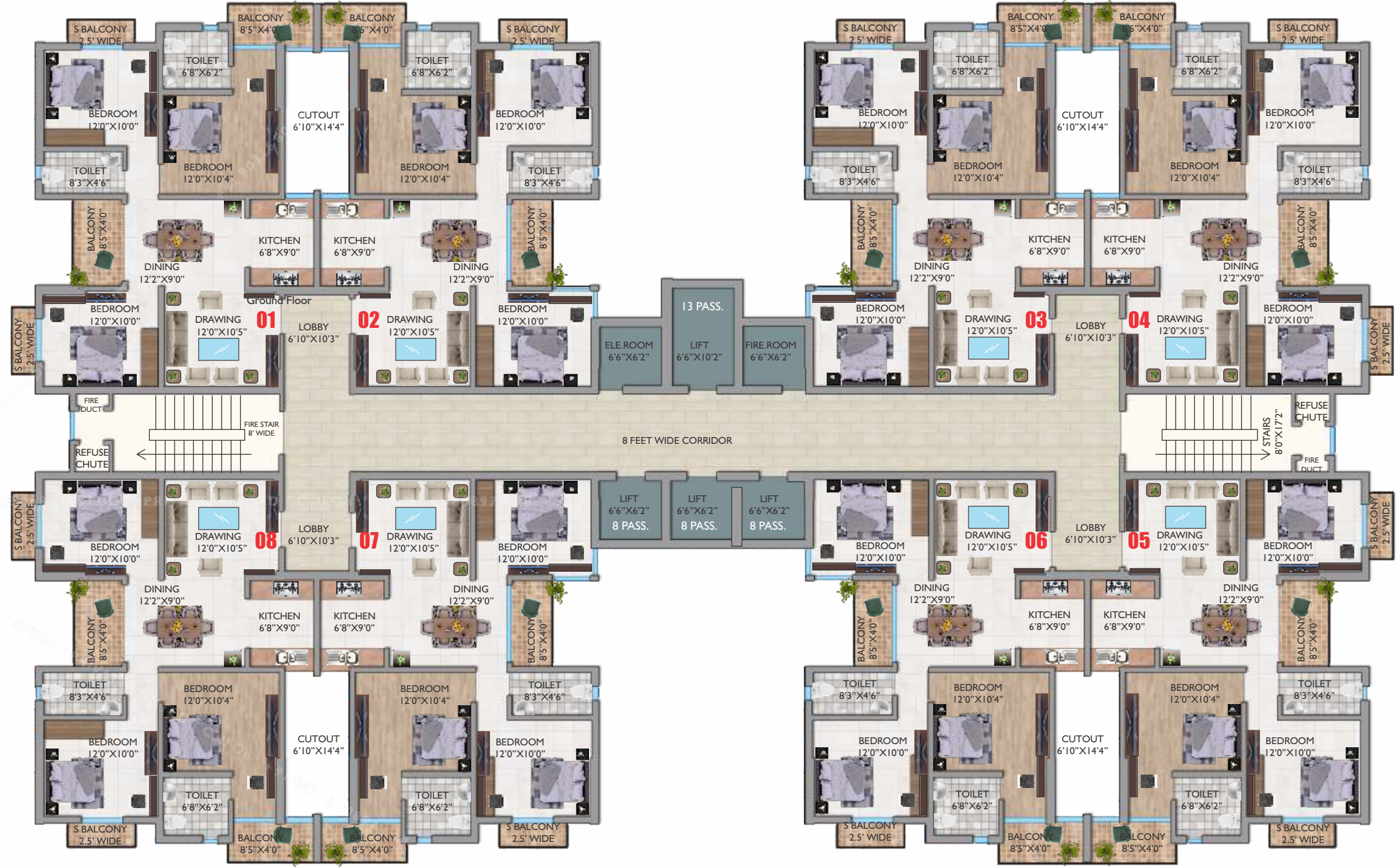


Area Calculation
Ground Floor

Flat No.	Type	Carpet Area	Varandah Area	B-Up Area	Saleable Area	Garden Area	Total Area
01	3 BHK	768 sqft.	77 sqft.	928 sqft.	1253 sqft.	493 sqft.	1746 sqft.
03	3 BHK	773 sqft.	68 sqft.	918 sqft.	1239 sqft.	720 sqft.	1960 sqft.
04	3 BHK	768 sqft.	77 sqft.	928 sqft.	1252 sqft.	561 sqft.	1814 sqft.
05	3 BHK	768 sqft.	77 sqft.	928 sqft.	1252 sqft.	492 sqft.	1744 sqft.
06	3 BHK	773 sqft.	68 sqft.	919 sqft.	1241 sqft.	625 sqft.	1865 sqft.
07	3 BHK	773 sqft.	68 sqft.	918 sqft.	1240 sqft.	655 sqft.	1895 sqft.
08	3 BHK	768 sqft.	77 sqft.	929 sqft.	1254 sqft.	426 sqft.	1680 sqft.

Block

E



Area Calculation
Typical Floor

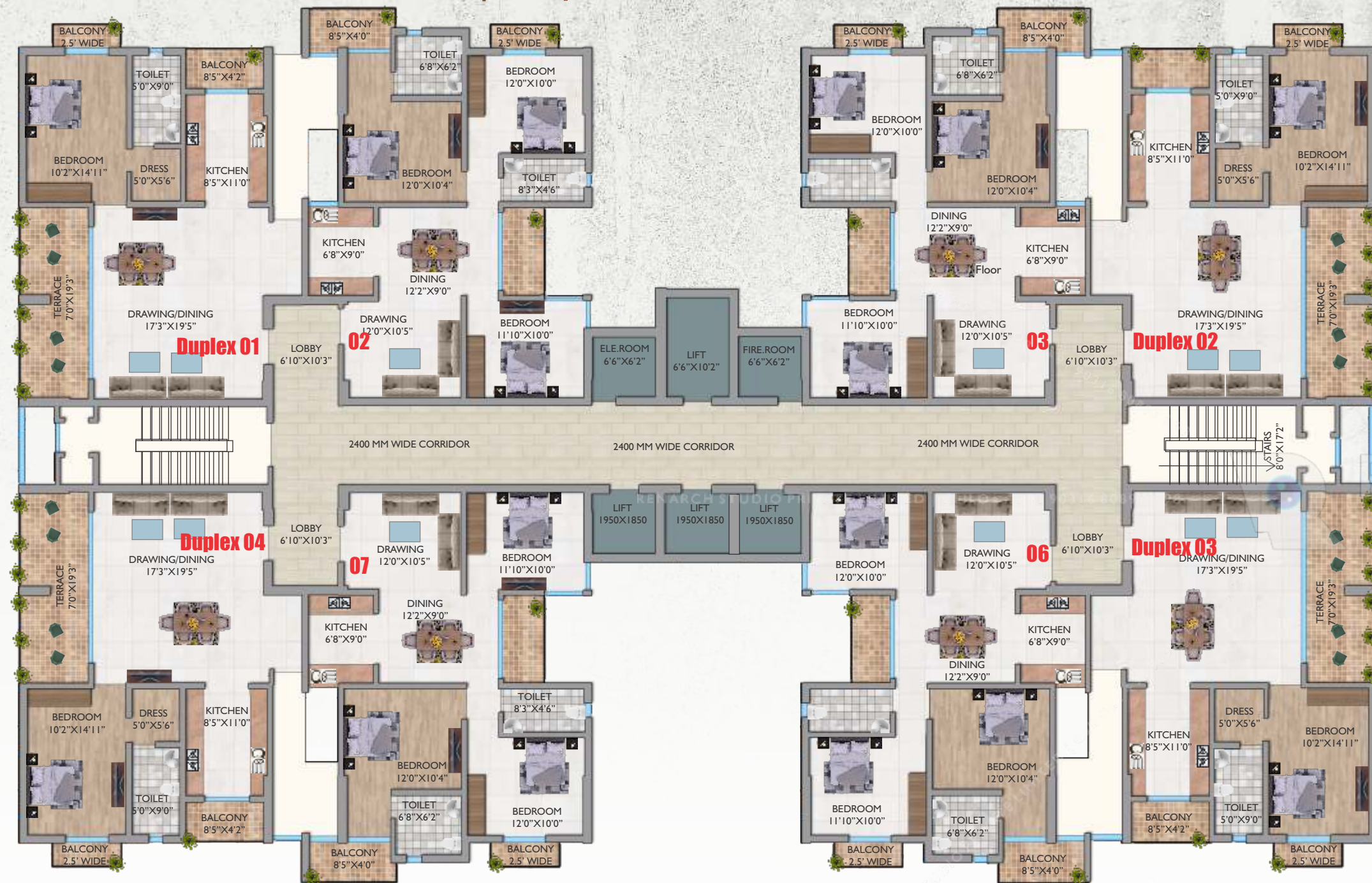
Flat No.	Type	Carpet Area	Balcony Area	B-Up Area	Saleable Area
01	3 BHK	768 sqft.	108 sqft.	960 sqft.	1295 sqft.
02	3 BHK	773 sqft.	84 sqft.	934 sqft.	1261 sqft.
03	3 BHK	773 sqft.	84 sqft.	934 sqft.	1261 sqft.
04	3 BHK	768 sqft.	108 sqft.	960 sqft.	1296 sqft.
05	3 BHK	768 sqft.	108 sqft.	960 sqft.	1296 sqft.
06	3 BHK	773 sqft.	84 sqft.	934 sqft.	1261 sqft.
07	3 BHK	773 sqft.	84 sqft.	934 sqft.	1261 sqft.
08	3 BHK	768 sqft.	108 sqft.	960 sqft.	1295 sqft.

Block

E



12th Floor | Duplex Lower Floor



Area Calculation
12th Floor

Flat No.	Type	Carpet Area	Balcony Area	B-Up Area	Saleable Area
1202	3 BHK	773 sqft.	84 sqft.	934 sqft.	1261 sqft.
1203	3 BHK	773 sqft.	84 sqft.	934 sqft.	1261 sqft.
1206	3 BHK	773 sqft.	84 sqft.	934 sqft.	1261 sqft.
1207	3 BHK	773 sqft.	84 sqft.	934 sqft.	1261 sqft.

Block

E



12th Floor | Duplex Upper Floor



Area Calculation
Dplex (12th & 13th Floor)

Duplex No.	Carpet Area	Balcony Area	B-Up Area	Saleable Area	Terrace Area	Total Area
01	2123 sqft.	189 sqft.	2574 sqft.	3474 sqft.	237 sqft.	3711 sqft.
02	2123 sqft.	189 sqft.	2574 sqft.	3474 sqft.	237 sqft.	3711 sqft.
03	2123 sqft.	189 sqft.	2574 sqft.	3474 sqft.	237 sqft.	3711 sqft.
04	2123 sqft.	189 sqft.	2574 sqft.	3474 sqft.	237 sqft.	3711 sqft.

01 | 03

3 | 2 | 4 | Saleable Area **1295.00 Sqft.**



02

3 | 2 | 3 | Saleable Area **1261.00 Sqft.**



Isometric View

04 | 07

3 | 2 | 4 | Saleable Area **1296.00 Sqft.**

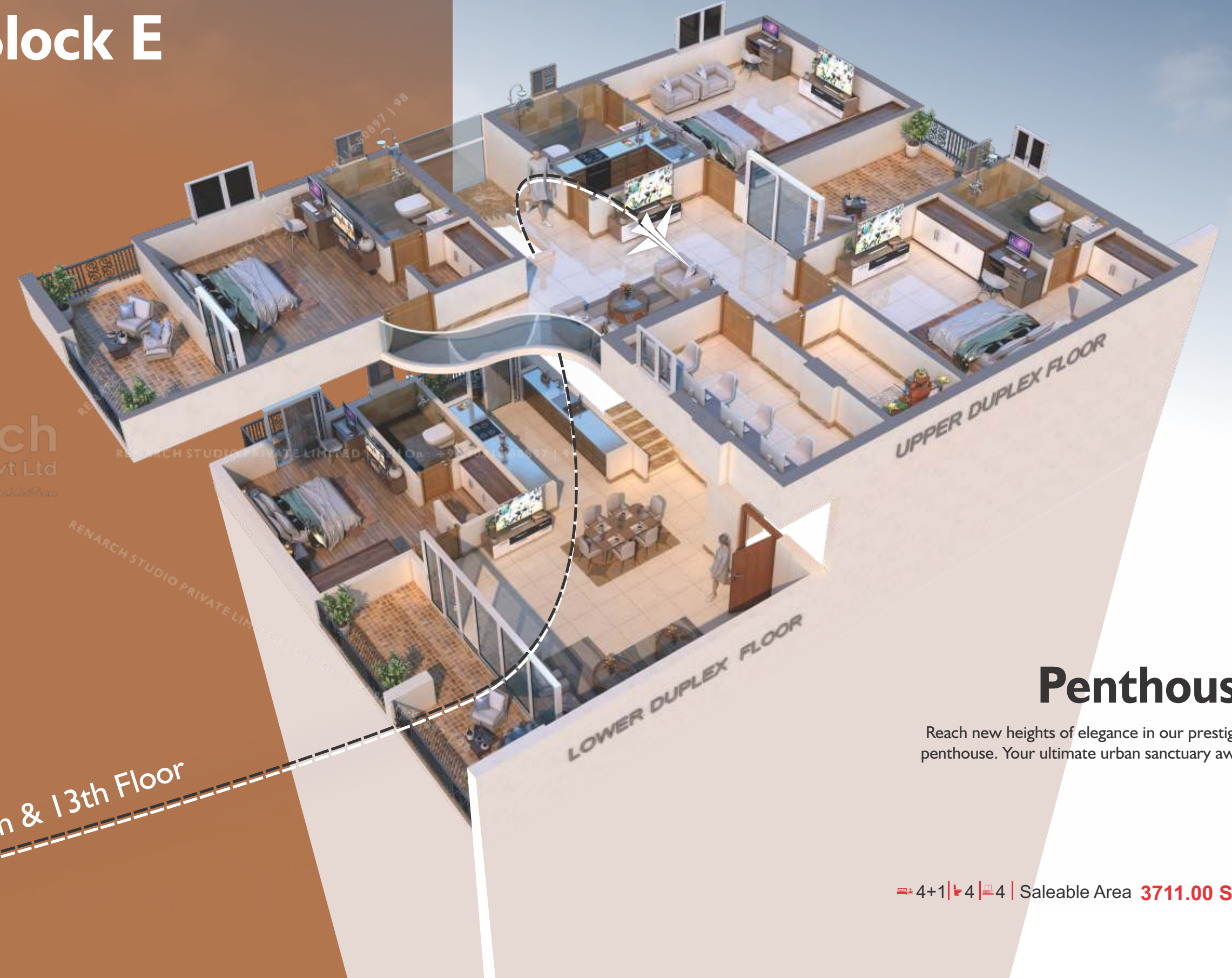


05 | 06

3 | 2 | 4 | Saleable Area **1261.00 Sqft.**



Block E



UPPER DUPLEX FLOOR

LOWER DUPLEX FLOOR

12th & 13th Floor

Penthouse

Reach new heights of elegance in our prestigious penthouse. Your ultimate urban sanctuary awaits.

4+1 | 4 | 4 | Saleable Area **3711.00 Sqft.**

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Block

F



Area Calculation
Ground Floor

Flat No.	Type	Carpet Area	Varandah Area	B-Up Area	Saleable Area	Garden Area	Total Area
01	3 BHK	843 sqft.	80 sqft.	1011 sqft.	1364 sqft.	487 sqft.	1851 sqft.
02	3 BHK	831 sqft.	77 sqft.	994 sqft.	1342 sqft.	589 sqft.	1931 sqft.
03	3 BHK	831 sqft.	77 sqft.	994 sqft.	1342 sqft.	586 sqft.	1328 sqft.
04	3 BHK	843 sqft.	80 sqft.	1011 sqft.	1364 sqft.	549 sqft.	1914 sqft.
05	3 BHK	843 sqft.	80 sqft.	1011 sqft.	1364 sqft.	932 sqft.	2296 sqft.
06	3 BHK	831 sqft.	77 sqft.	994 sqft.	1342 sqft.	931 sqft.	2273 sqft.
08	3 BHK	828 sqft.	80 sqft.	996 sqft.	1345 sqft.	465 sqft.	1810 sqft.

Block

F



Area Calculation
Typical Floor

Flat No.	Type	B-Up Area	Carpet Area	Balcony Area	Saleable Area	Terrace Area	Total Area
01	3 BHK	1051 sqft.	843 sqft.	120 sqft.	1418 sqft.	53 sqft.	1471 sqft.
02	3 BHK	1059 sqft.	831 sqft.	137 sqft.	1430 sqft.	-	1430 sqft.
03	3 BHK	1059 sqft.	831 sqft.	137 sqft.	1430 sqft.	-	1430 sqft.
04	3 BHK	1050 sqft.	843 sqft.	120 sqft.	1418 sqft.	53 sqft.	1471 sqft.
05	3 BHK	1050 sqft.	843 sqft.	120 sqft.	1418 sqft.	53 sqft.	1471 sqft.
06	3 BHK	1059 sqft.	831 sqft.	137 sqft.	1430 sqft.	-	1430 sqft.
07	3 BHK	1045 sqft.	816 sqft.	137 sqft.	1411 sqft.	-	1410 sqft.
08	3 BHK	1036 sqft.	828 sqft.	120 sqft.	1399 sqft.	53 sqft.	1452 sqft.

Block

F



Area Calculation
12th Floor

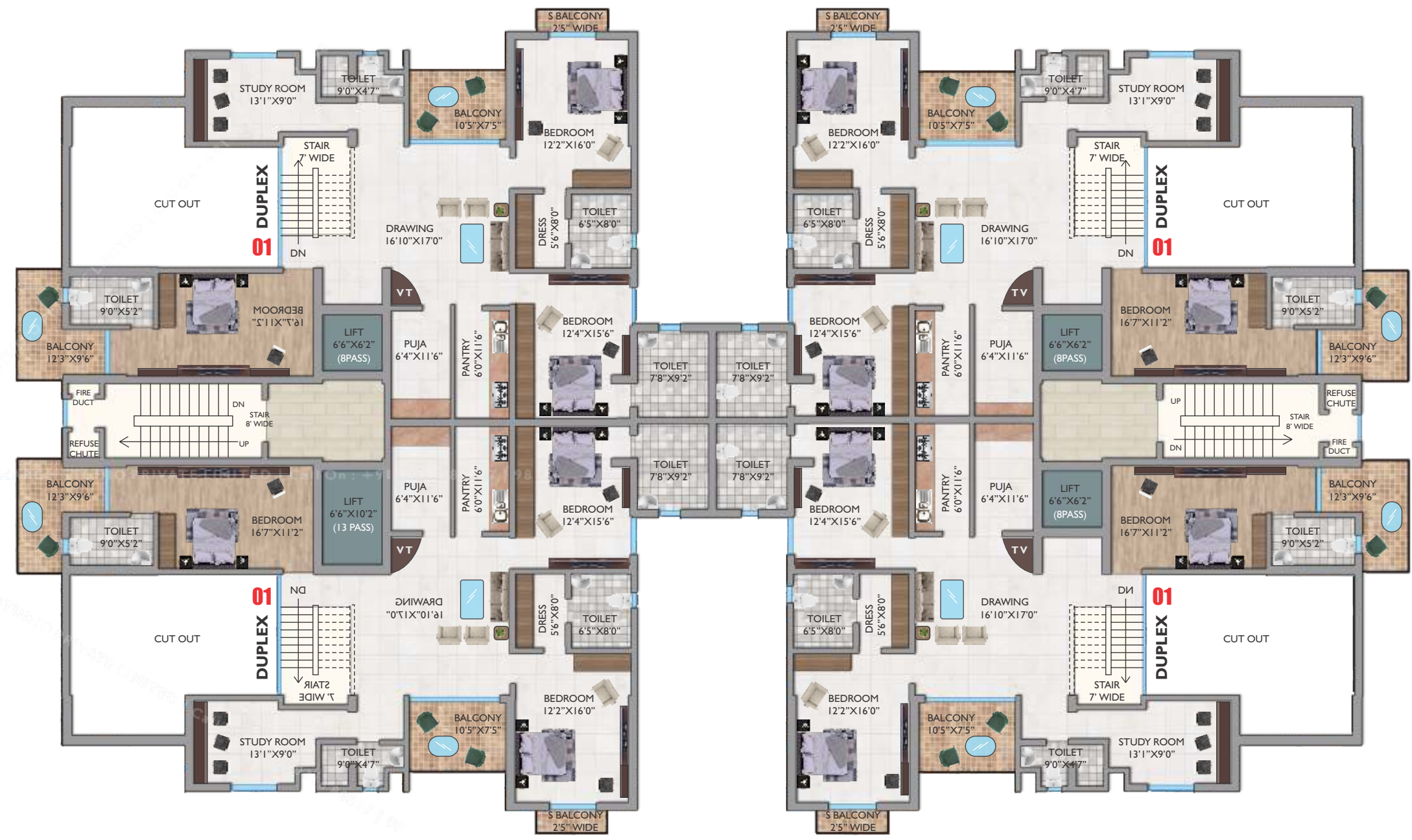
Flat No.	Type	Carpet Area	Balcony Area	Saleable Area	B-Up Area	Terrace Area	Total Area
1202	3 BHK	831 sqft.	120 sqft.	1407 sqft.	1042 sqft.	53 sqft.	1460 sqft.
1203	3 BHK	831 sqft.	120 sqft.	1407 sqft.	1042 sqft.	53 sqft.	1460 sqft.
1206	3 BHK	831 sqft.	120 sqft.	1407 sqft.	1042 sqft.	53 sqft.	1460 sqft.
1207	3 BHK	816 sqft.	120 sqft.	1387 sqft.	1028 sqft.	53 sqft.	1440 sqft.

Block

F



Duplex Upper Floor



Area Calculation
Dplex (12th & 13th Floor)

Duplex No.	Carpet Area	Balcony Area	B-Up Area	Saleable Area
01	2342 sqft.	360 sqft.	2971 sqft.	4011 sqft.
02	2342 sqft.	360 sqft.	2971 sqft.	4011 sqft.
03	2342 sqft.	360 sqft.	2971 sqft.	4011 sqft.
04	2328 sqft.	360 sqft.	2956 sqft.	3991 sqft.

Block F 01



3 | 2 | 3 | Saleable Area **1471.00 Sqft.**

02



3 | 2 | 3 | Saleable Area **1430.00 Sqft.**

Isometric View

3 | 2 | 3 | Saleable Area **1471.00 Sqft.**

04



05



3 | 2 | 3 | Saleable Area **1471.00 Sqft.**

Block F



Penthouse

Discover unparalleled elegance in our exclusive penthouse sanctuary.

4 | 5 | 5 | Saleable Area **4011.00 Sqft.**

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Block G



Area Calculation
Ground Floor

Flat No.	Type	Carpet Area	Varandah Area	B-Up Area	Common Area	Saleable Area	Garden Area	Total Area
01	3 BHK	990.20 sqft.	093.01 sqft.	1162.72 sqft.	406.95 sqft.	1569.67 sqft.	824.06 sqft.	2393.73 sqft.
02	3 BHK	861.68 sqft.	100.95 sqft.	1017.59 sqft.	356.15 sqft.	1373.74 sqft.	271.12 sqft.	1644.86 sqft.
04	3 BHK	990.20 sqft.	093.01 sqft.	1162.72 sqft.	406.95 sqft.	1569.67 sqft.	824.06 sqft.	2393.73 sqft.

Block G



Area Calculation
Typical Floor

Flat No.	Type	Carpet Area	Balcony Area	B-Up Area	Saleable Area	Terrace Area	Total Area
01	3 BHK	990 sqft.	93 sqft.	1163 sqft.	1570 sqft.	89 sqft.	1659 sqft.
02	3 BHK	862 sqft.	101 sqft.	1018 sqft.	1374 sqft.	-	1374 sqft.
03	3 BHK	862 sqft.	101 sqft.	1018 sqft.	1374 sqft.	-	1374 sqft.
04	3 BHK	990 sqft.	93 sqft.	1163 sqft.	1570 sqft.	89 sqft.	1659 sqft.

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Block D

1st to 12th Floor



Area Calculation Ground Floor

Flat No.	Type	Carpet Area	B-Up Area	Saleable Area
01	LIG	442.00 sqft.	569.00 sqft.	768.00 sqft.
01	EWS	326.00 sqft.	451.00 sqft.	609.00 sqft.
02	EWS	291.00 sqft.	449.00 sqft.	606.00 sqft.
03	EWS	291.00 sqft.	449.00 sqft.	606.00 sqft.
02	LIG	456.00 sqft.	582.00 sqft.	785.00 sqft.
03	LIG	442.00 sqft.	573.00 sqft.	773.00 sqft.

Block D

13th Floor



Area Calculation Typical Floor

Flat No.	Type	Carpet Area	B-Up Area	Saleable Area
01	LIG	502.00 sqft.	631.00 sqft.	852.00 sqft.
02	EWS	291.00 sqft.	449.00 sqft.	606.00 sqft.
03	EWS	291.00 sqft.	449.00 sqft.	606.00 sqft.
02	LIG	456.00 sqft.	582.00 sqft.	785.00 sqft.
03	LIG	442.00 sqft.	573.00 sqft.	773.00 sqft.

location

Frame Structure
Earthquake resistance R.C.C.

Finishing of Internal Wall In Flat
P.O.P. over cement plaster.

Common Area Wall
Plastic Paint Over POP.

Finishing of External Wall
Acrylic water proof paint over Texture.

Window
Two track Sliding Aluminium Window with glass.

Door Frame
Wooden Frame

Drwaing Dining, Bedroom & Balcony etc.
2'x2' Vitrified Tiles

Toilet & Kitchen Floor
Anti Skid Ceramic Floor Tile (12'x12')

Lobby/Passage
2'x2' Ceramic Tiles

Staircase
Granite

Kitchen
Black Granite Cooking platform with stainless steel sink.
2' Height Ceramic Tile Dado over cooking platform.

Toilet
7' Height Ceramic Tile in walls.
White Basin and EWC.
Branded equivalent CP sanitary fitting.

Electrification
Concealed electrical wiring with Modular switches cable TV point in all bed room and drawing room.
Aqua Guard Point in Kitchen
Geyser Point in toilets & Kitchen.
Chimney Point in Kitchen.

Common Services

Water Supply
Through overhead tank from two deep tube well boring.

Lift
8 Non Powder Coated Lift (2 Nos x 4 Blocks)

Generator Facility
Sound Proof Generator for Common Area, Lift & 500 watts in each flat.

Intercom
Provision of intercom with one No. hand set to each flat.

Disclaimer: The color and design of the tiles are subject to availability at time of construction. All products such as marble/granite/wood/tile/ have inherent characteristics of slight variation in texture color and grain variations and cracks. The extend / No. / variety of the equipment / appliances and their make/ brand / are subject to availability at the time of constructio,



H2O CITY Phase I

Payment Schedule

1. At the time of BOOKING .	10 %
2. At the time of Agreement & Foundation work.	15 %
3. On start of lower basement roof casting.	5 %
4. On start of upper basement roof casting.	5 %
5. On start of ground basement roof casting.	5%
6. On start of 1st floor roof casting.	3%
7. On start of 2nd floor roof casting.	5%
8. On start of 3rd floor roof casting.	3%
9. On start of 4th floor roof casting.	5%
10. On start of 5th floor roof casting.	3%
11. On start of 6th floor roof casting.	5%
12. On start of 7th floor roof casting.	3%
13. On start of 8th floor roof casting.	5%
14. On start of 9th floor roof casting.	5%
15. On start of 10th floor roof casting.	5%
16. On start of 11th floor roof casting.	5%
17. On start of 12th floor roof casting.	5%
18. On start of 13th floor roof casting.	5%
19. At the time of POSSESSION	3%

100%



Our Complete Projects

Mithlapuram Pearl enclave
70 feet Patna



Mithlapuram
Pearl enclave
70 feet Patna



Mannat
at Bhupatipur
Mithapur bus stand

