

H₂O CITY

— PHASE II —



Member



Office Address
Plot 89 B,
Opp. Notredame Academy,
Patliputra Colony, Patna-
800013

Site Address
H2O CITY, Behind Neura Police
Station, Shivala Chawk, Danapur-
Bihta Road, Danapur
801113

Contact

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OUR BANKING PARTNERS

H₂O CITY

— PHASE II —



BRERAP00031-7/91/R-1266/2022



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AT SHIVALA CHOWK, DANAPUR, PATNA

POSSESS
— A LIFE
FLOURISHING WITH *Joys*

EXPRESS THE
NEWNESS
IN
Life

H₂CITY
—PHASE II—



THE MAXIMUM
LIFE IS A TREAT
FOR THE SENSES.
STARTING WITH
YOUR EYES.

Grand Entrance Gate



CONTEMPORARY
DESIGNS TELL YOU
THE SAGA OF A

Masterpiece

Flats with Swimming Pool View

**DISCOVER
THE JOYS
OF A PREMIUM
TOWNSHIP.**



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.

Facade Elevation





Living Area

UBER EXCLUSIVE
APARTMENTS

IN THE HEART OF PATNA



H2 CITY — PHASE II —



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

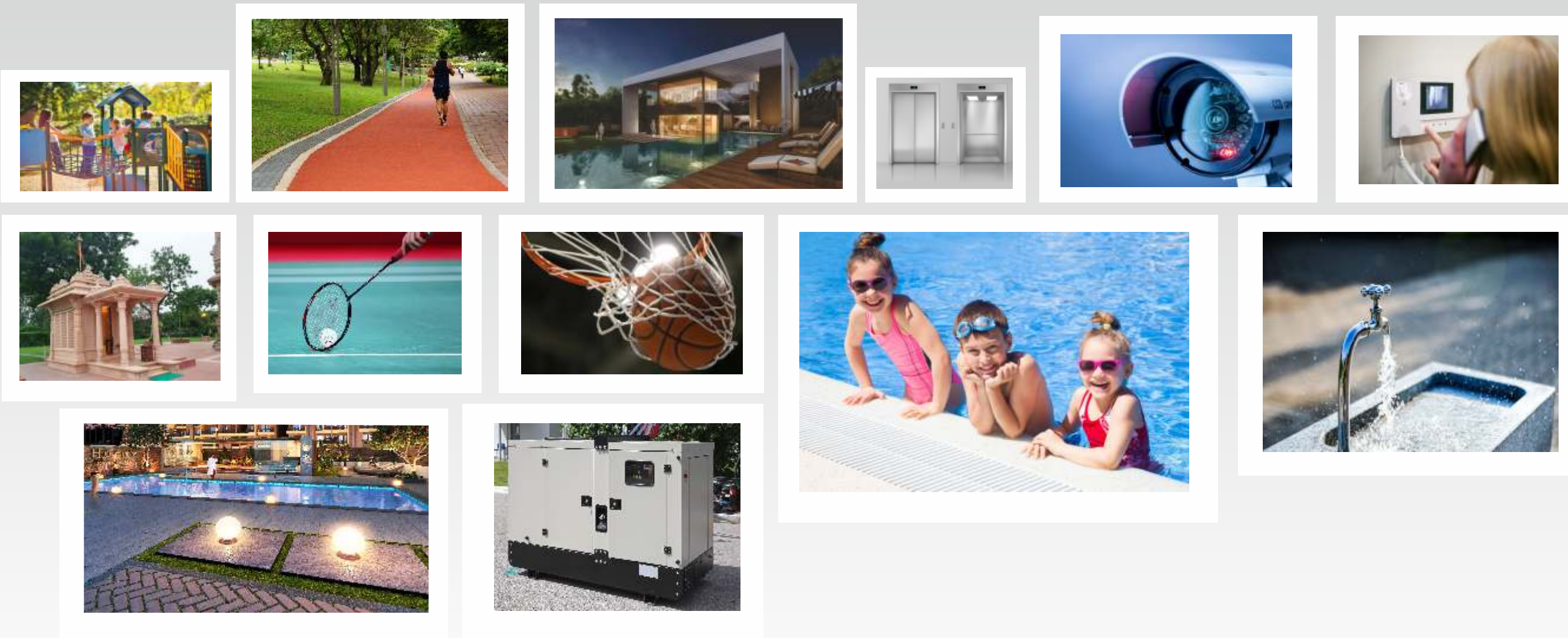
30+ HOSPITALS:
Hitech | Curis | Samay | Military Hospital | Siddhi Vinayak Hospital | Manglam Bihar | Mavushi Hospital
Aatmadeep Hospital | Keshav Hospital | Narayan Hospital | Curewell Hospital Many More..

Location Advantage

- DANAPUR RAILWAY STATION
 - AIIMS
 - WATER PARK
 - NEURA RAILWAY STATION
 - BIHTA
 - UPCOMING BUS STAND
 - UPCOMING BIHTA AIRPORT
 - PATNA AIRPORT
 - PATLIPUTRA RAILWAY STATION
 - PATNA JN.
 - NEAR ABOUT IIT, ESS MEDICAL COLLEGE BIHTA & APOLLO
- 04 KM
 - 08 KM
 - 03 KM
 - 01 KM
 - 08 KM
 - 03 KM
 - 07 KM
 - 09 KM
 - 07 KM
 - 18 KM

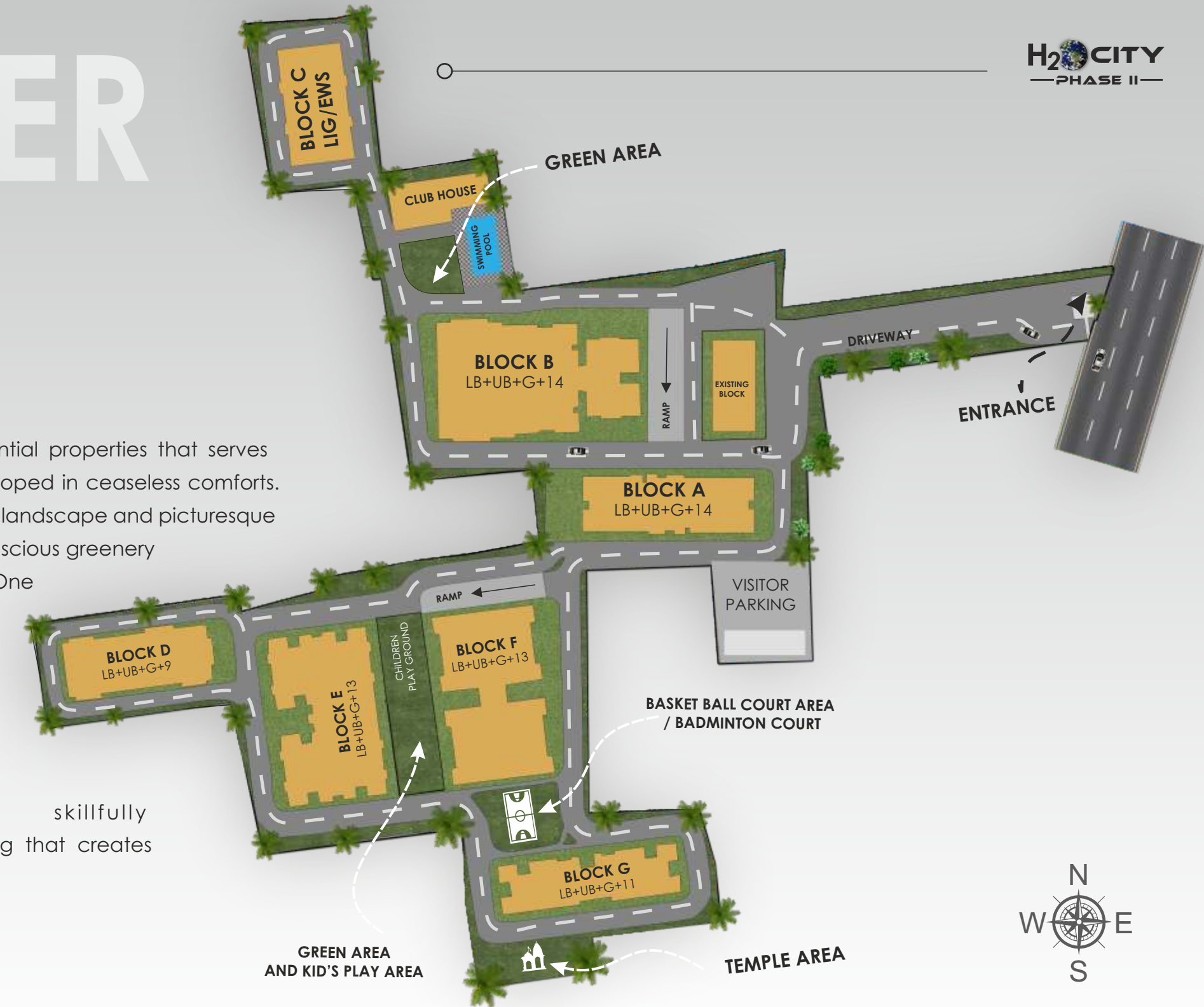
AMENITIES

Water is H2O, two part hydrogen, oxygen one, but there is also a third thing that make water, and nobody know what is.



MASTER PLAN

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.



BLOCK A

Ground Floor

BLOCK A

Typical 1st, 5th, 9th & 14th Floor Plan



Area
Calculation

FLAT NO.	FLAT TYPE	SALEABLE AREA	TERRACE AREA	GREEN AREA
G1	3BHK	1278.69 SQFT.	00.00 SQFT.	697.39 SQFT.
G2	3BHK	1352.05 SQFT.	00.00 SQFT.	762.08 SQFT.
G4	2BHK	1103.06 SQFT.	00.00 SQFT.	223.13 SQFT.
G5	3BHK	1337.29 SQFT.	00.00 SQFT.	423.66 SQFT.
G6	3BHK	1278.69 SQFT.	00.00 SQFT.	374.36 SQFT.



Area
Calculation

FLAT NO.	FLAT TYPE	SALEABLE AREA	TERRACE AREA	GREEN AREA
01	3BHK	1278.69 SQFT.	00.00 SQFT.	00.00 SQFT.
02	3BHK	1352.05 SQFT.	00.00 SQFT.	00.00 SQFT.
03	2BHK	1119.13 SQFT.	00.00 SQFT.	00.00 SQFT.
04	2BHK	1103.06 SQFT.	00.00 SQFT.	00.00 SQFT.
05	3BHK	1337.29 SQFT.	00.00 SQFT.	00.00 SQFT.
06	3BHK	1278.69 SQFT.	00.00 SQFT.	00.00 SQFT..



BLOCK A

Typical 2nd, 6th & 10th Floor Plan



Area Calculation

FLAT NO.	FLAT TYPE	SALEABLE AREA	TERRACE AREA	GREEN AREA
01	3BHK	1278.69 SQFT.	09.68 SQFT.	00.00 SQFT.
02	3BHK	1352.05 SQFT.	09.68 SQFT.	00.00 SQFT.
03	2BHK	1119.13 SQFT.	00.00 SQFT.	00.00 SQFT.
04	2BHK	1103.06 SQFT.	00.00 SQFT.	00.00 SQFT.
05	3BHK	1337.29 SQFT.	09.68 SQFT.	00.00 SQFT.
06	3BHK	1278.69 SQFT.	09.68 SQFT.	00.00 SQFT..



BLOCK A

Typical 4th, 8th & 12th



Area Calculation

FLAT NO.	FLAT TYPE	SALEABLE AREA	TERRACE AREA	GREEN AREA
01	3BHK	1278.69 SQFT.	09.68 SQFT.	00.00 SQFT.
02	3BHK	1352.05 SQFT.	09.68 SQFT.	00.00 SQFT.
03	2BHK	1119.13 SQFT.	00.00 SQFT.	00.00 SQFT.
04	2BHK	1103.06 SQFT.	00.00 SQFT.	00.00 SQFT.
05	3BHK	1337.29 SQFT.	09.68 SQFT.	00.00 SQFT.
06	3BHK	1278.69 SQFT.	09.68 SQFT.	00.00 SQFT..



BLOCK A

Typical 3rd, 7th & 11th Floor Plan



Area Calculation

FLAT NO.	FLAT TYPE	SALEABLE AREA	TERRACE AREA	GREEN AREA
01	3BHK	1278.69 SQFT.	00.00 SQFT.	00.00 SQFT.
02	3BHK	1352.05 SQFT.	00.00 SQFT.	00.00 SQFT.
03	2BHK	1119.13 SQFT.	00.00 SQFT.	00.00 SQFT.
04	2BHK	1103.06 SQFT.	00.00 SQFT.	00.00 SQFT.
05	3BHK	1337.29 SQFT.	00.00 SQFT.	00.00 SQFT.
06	3BHK	1278.69 SQFT.	00.00 SQFT.	00.00 SQFT..

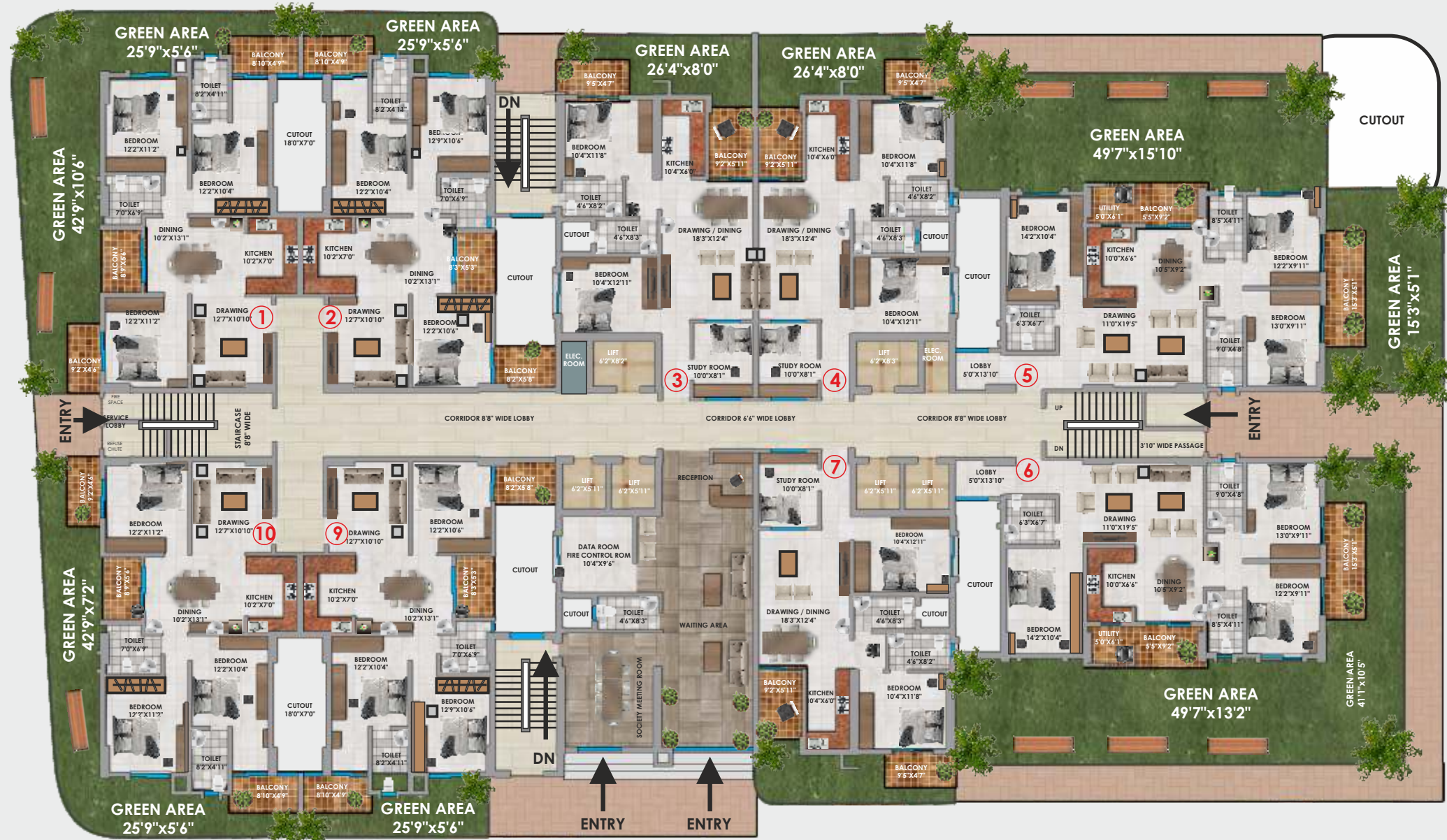


BLOCK B

Ground Floor

BLOCK B

Typical 1st Floor

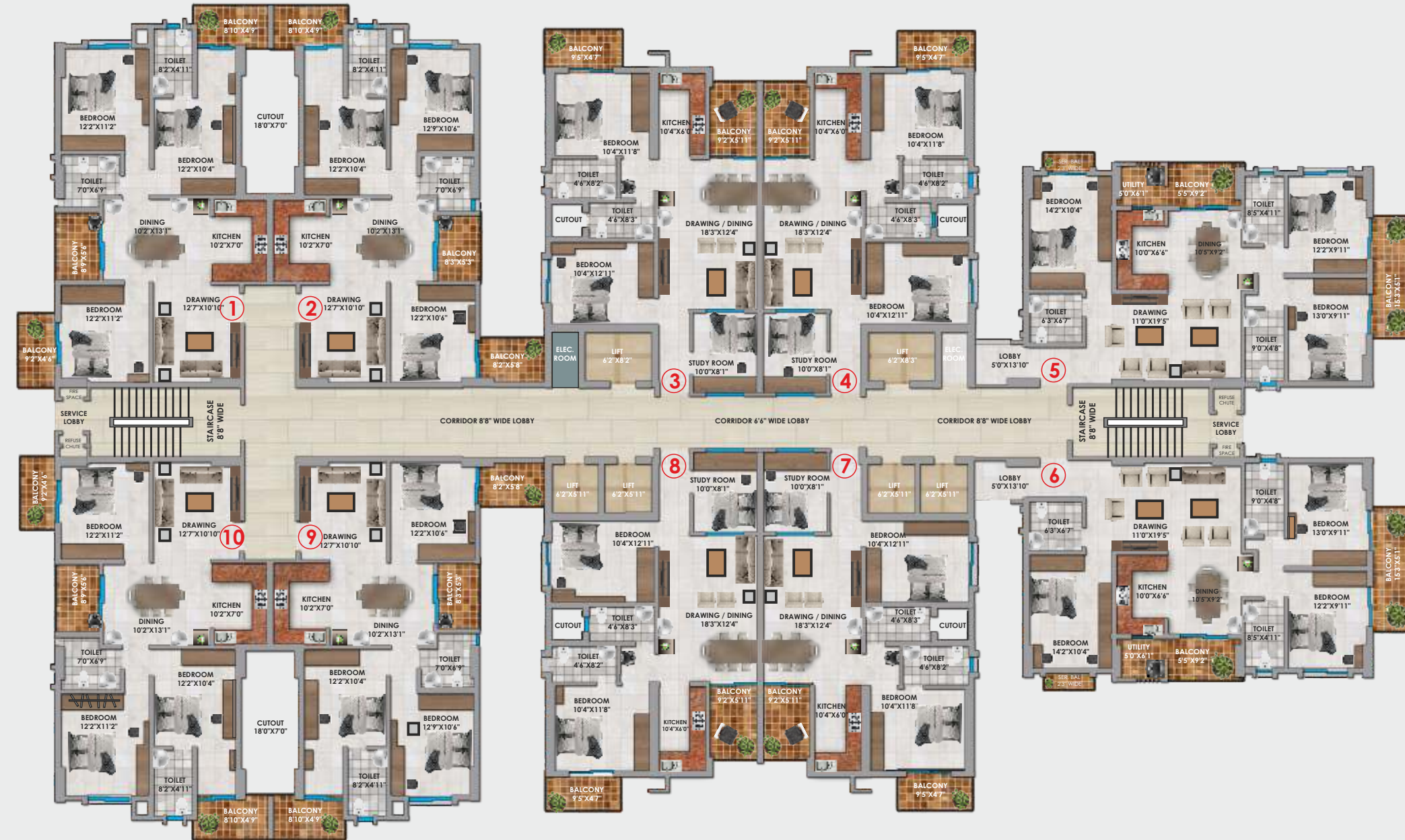


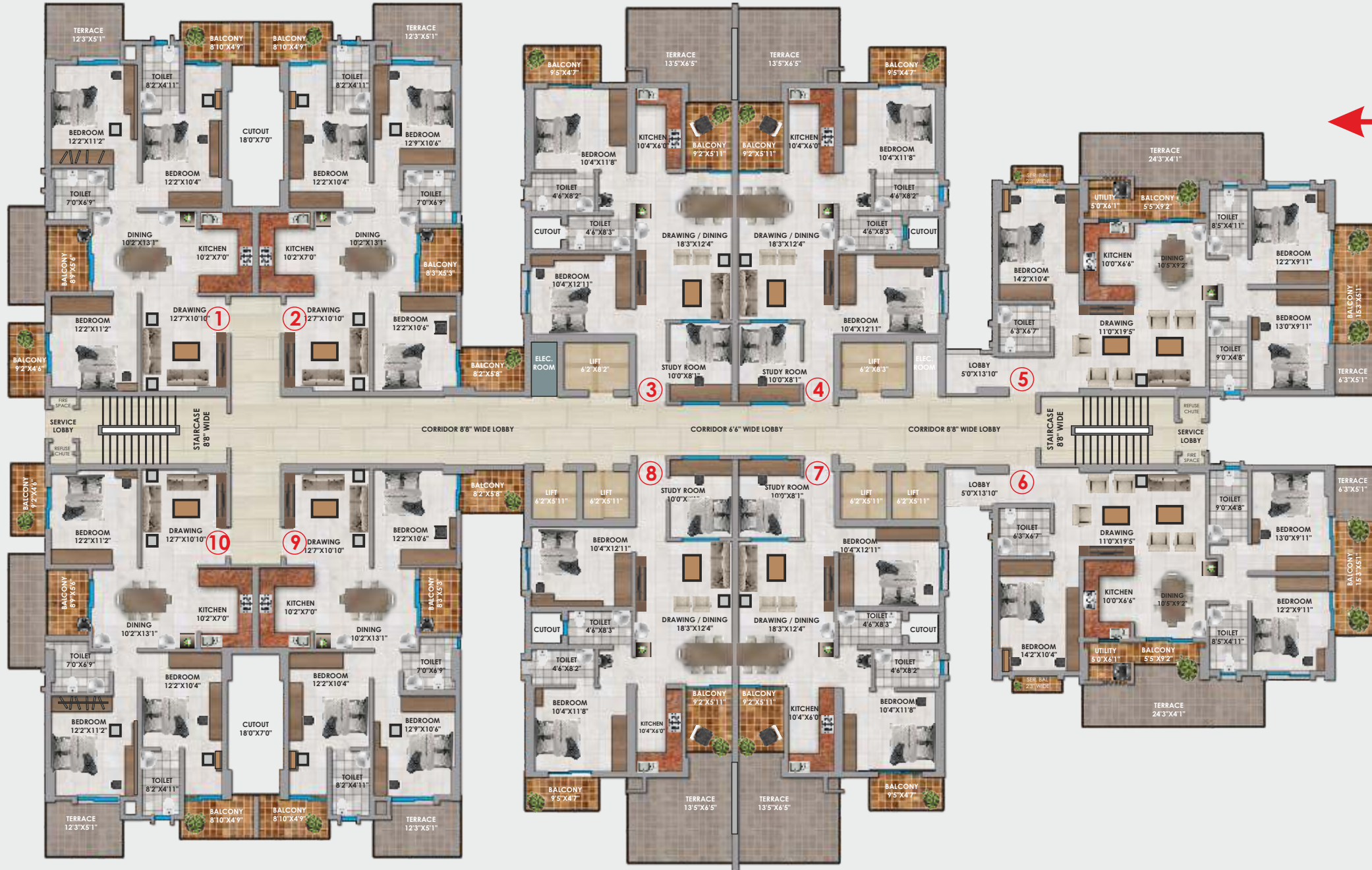
Ground Floor Area Calculation

FLAT NO.	FLAT TYPE	SALEABLE AREA	TERRACE AREA	GREEN AREA
G1	3BHK	1468.80 SQFT.	00.00 SQFT.	617.41 SQFT
G2	3BHK	1445.13 SQFT.	00.00 SQFT.	136.27 SQFT
G3	3BHK	1245.53 SQFT.	00.00 SQFT.	168.67 SQFT
G4	3BHK	1245.53 SQFT.	00.00 SQFT.	169.42 SQFT
G5	3BHK	1699.09 SQFT.	00.00 SQFT.	1071.54 SQFT
G6	3BHK	1699.09 SQFT.	00.00 SQFT.	996.19 SQFT
G7	3BHK	1230.92 SQFT.	00.00 SQFT.	137.67 SQFT
G8	3BHK	1445.13 SQFT.	00.00 SQFT.	135.40 SQFT
G9	3BHK	1445.13 SQFT.	00.00 SQFT.	135.40 SQFT
G10	3BHK	1468.80 SQFT.	00.00 SQFT.	428.83 SQFT

1st Floor Area Calculation

FLAT NO.	FLAT TYPE	SALEABLE AREA	TERRACE AREA	GREEN AREA
G1	3BHK	1468.80 SQFT.	00.00 SQFT.	00.00 SQFT.
G2	3BHK	1445.13 SQFT.	00.00 SQFT.	00.00 SQFT.
G3	3BHK	1245.53 SQFT.	00.00 SQFT.	00.00 SQFT.
G4	3BHK	1245.53 SQFT.	00.00 SQFT.	00.00 SQFT.
G5	3BHK	1699.09 SQFT.	00.00 SQFT.	00.00 SQFT.
G6	3BHK	1699.09 SQFT.	00.00 SQFT.	00.00 SQFT.
G7	3BHK	1230.92 SQFT.	00.00 SQFT.	00.00 SQFT.
G8	3BHK	1230.92 SQFT.	00.00 SQFT.	00.00 SQFT.
G9	3BHK	1445.13 SQFT.	00.00 SQFT.	00.00 SQFT.
G10	3BHK	1468.80 SQFT.	00.00 SQFT.	00.00 SQFT.



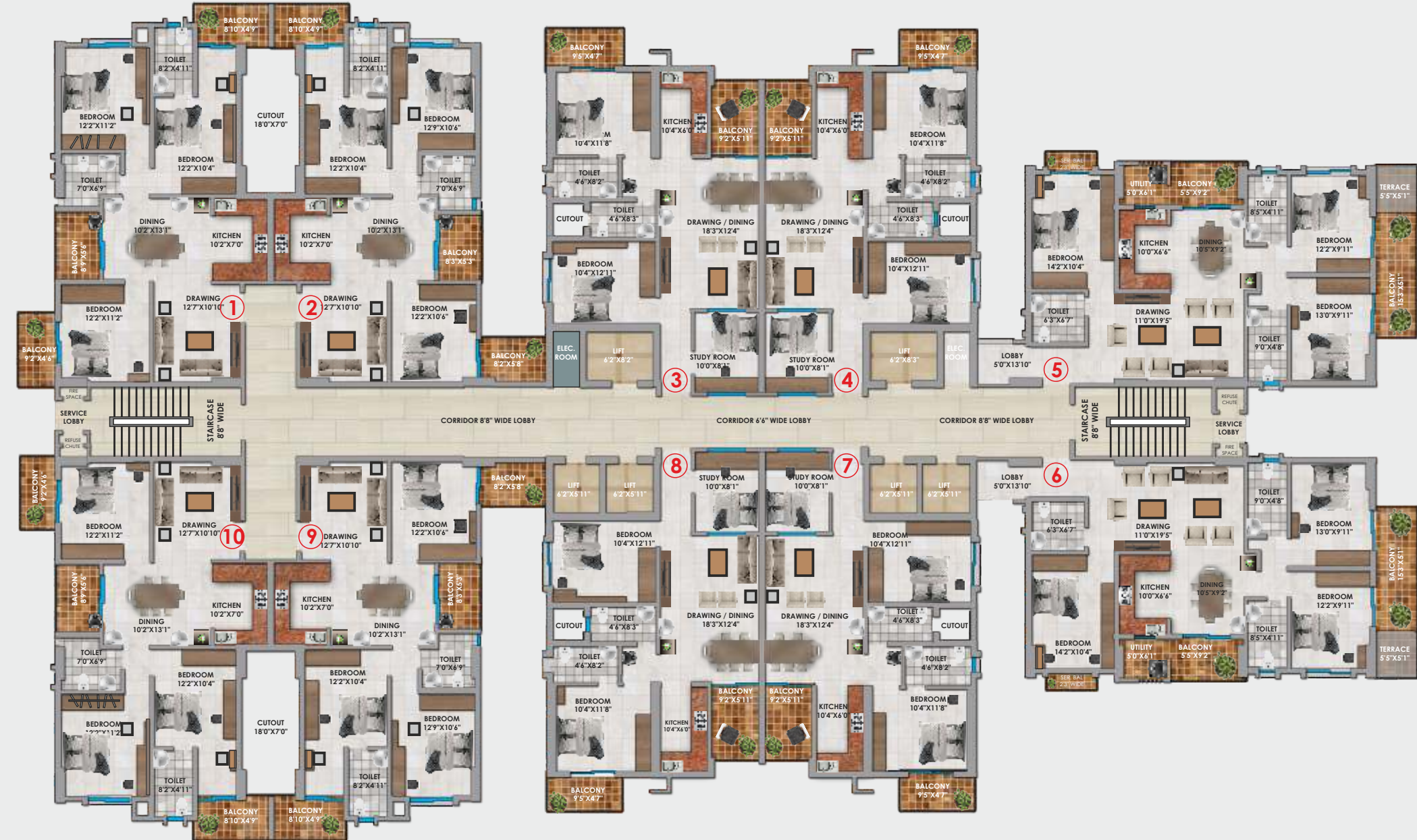


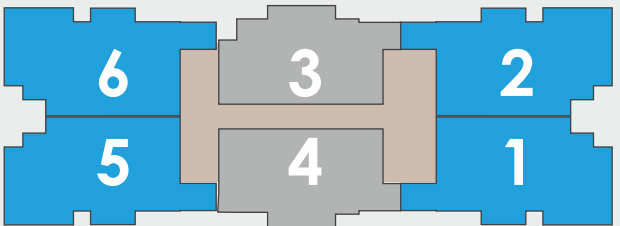
Area Calculation ←

FLAT NO.	FLAT TYPE	SALEABLE AREA	TERRACE AREA	GREEN AREA
01	3BHK	1468.80 SQFT.	105.87 SQFT.	00.00 SQFT.
02	3BHK	1445.13 SQFT.	50.46 SQFT.	00.00 SQFT.
03	3BHK	1245.53 SQFT.	62.94 SQFT.	00.00 SQFT.
05	3BHK	1699.09 SQFT.	100.71 SQFT.	00.00 SQFT.
06	3BHK	1699.09 SQFT.	100.71 SQFT.	00.00 SQFT.
07	3BHK	1230.92 SQFT.	62.94 SQFT.	00.00 SQFT.
08	3BHK	1230.92 SQFT.	62.94 SQFT.	00.00 SQFT.
09	3BHK	1445.13 SQFT.	50.46 SQFT.	00.00 SQFT.
10	3BHK	1468.80 SQFT.	105.87 SQFT.	00.00 SQFT.

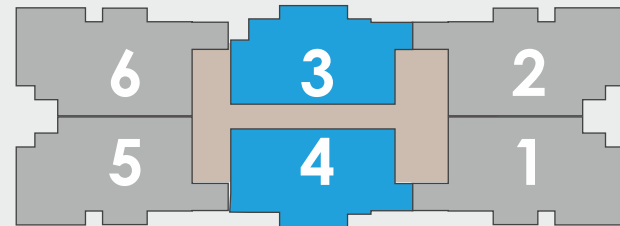
→ *Area Calculation*

FLAT NO.	FLAT TYPE	SALEABLE AREA	TERRACE AREA	GREEN AREA
01	3BHK	1468.80 SQFT.	00.00 SQFT.	00.00 SQFT.
02	3BHK	1445.13 SQFT.	00.00 SQFT.	00.00 SQFT.
03	3BHK	1245.53 SQFT.	00.00 SQFT.	00.00 SQFT.
04	3BHK	1245.53 SQFT.	00.00 SQFT.	00.00 SQFT.
05	3BHK	1699.09 SQFT.	26.57 SQFT.	00.00 SQFT.
06	3BHK	1699.09 SQFT.	26.57 SQFT.	00.00 SQFT.
07	3BHK	1230.92 SQFT.	00.00 SQFT.	00.00 SQFT.
08	3BHK	1230.92 SQFT.	00.00 SQFT.	00.00 SQFT.
09	3BHK	1445.13 SQFT.	00.00 SQFT.	00.00 SQFT.
10	3BHK	1468.80 SQFT.	00.00 SQFT.	00.00 SQFT.





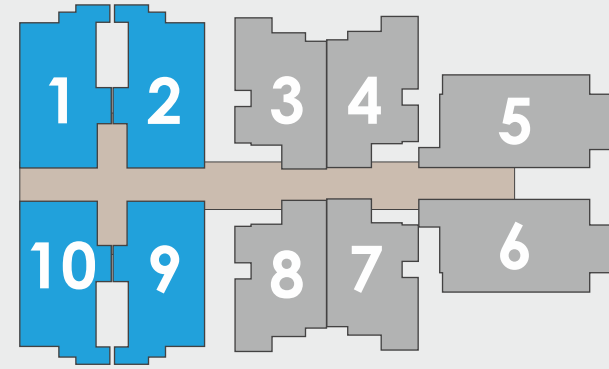
Isometric View



Isometric View

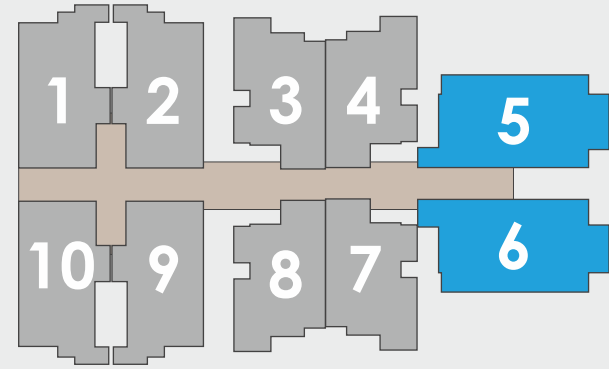


ENTRANCE



*Isometric
View*

ENTRANCE



*Isometric
View*

RECEPTION LOBBY



PAYMENT PLAN

- | | |
|---|--------|
| 1. AT THE TIME OF BOOKING. | • 10 % |
| 2. AT THE TIME OF REGISTERED AGREEMENT. | • 15 % |
| 3. ON START OF FOUNDATION WORK. | • 09 % |
| 4. ON START OF LOWER BASEMENT ROOF. | • 09 % |
| 5. ON START OF UPPER BASEMENT ROOF. | • 09 % |
| 6. ON START OF THIRD FLOOR ROOF. | • 05 % |
| 7. ON START OF SEVENTH FLOOR ROOF. | • 05 % |
| 8. ON START OF TENTH FLOOR ROOF. | • 05 % |
| 9. ON START OF GROUND FLOOR BRICK WORK. | • 05 % |
| 10. ON START OF FOURTH FLOOR BRICK WORK. | • 05 % |
| 11. ON START OF 9TH FLOOR BRICK WORK. | • 05 % |
| 12. ON START OF SECOND FLOOR PLASTER WORK. | • 03 % |
| 13. ON START OF SEVENTH FLOOR PLASTER WORK. | • 03 % |
| 14. ON START OF ELEVENTH FLOOR PLASTER WORK. | • 03 % |
| 15. ON START OF FIRST FLOOR ELECTRICAL / PLUMBING WORK. | • 03 % |
| 16. ON START OF SEVENTH FLOOR ELECTRICAL / PLUMBING WORK. | • 03 % |
| 17. AT THE TIME OF POSSESSION. | • 03 % |



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.

Generator Facility

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

Lift

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

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. / varity of the equipment / appliances and their make/ brand / are subject to availability at the time of constructio,



H2O CITY Phase I



Mithlapuram Pearl enclave
70 feet Patna



Mannat
at Bhupatipur
Mithapur bus stand

OUR COMPLETED PROJECT



On going project
The 7 planet Bhupatipur Mithapur bus stand