


Project report for "WATERSIDE RESIDENCES THE FOREST RESERVE" situated at sector – 36a, Gurugram, Haryana

S No.	Item	Description
1	Applicant Name	KRISUMI CORPORATION PVT. LTD.
2	Reg. Office	Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sector -26, Gurugram -122002, Haryana
3	About Company	KRISUMI CORPORATION PVT. LTD.- a Private Limited Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013 vide CIN No. U70200HR2012PTC064545. The Company is primarily engaged in infrastructure development, real estate development and project management.
4	Nature of Project	GROUP HOUSING COLONY UNDER TOD POLICY
5	Project Brief	<p>The Promoter has conceptualized a group housing project Waterfall Residence, on land admeasuring 5.1743 acres, forming part of License No. 39 of 2013 dated 04.06.2013, Licence no. 85 of 2014 dated 08.08.2014, 166 of 2023 dated 18.08.2023 and License 71 of 2024 dated 28.06.2024.</p> <p>The Project is part of Krisumi City being developed by the Promoter in phases on larger land parcels located at Sector 36A, Gurugram, Haryana.</p>
6	Location	

7	Unit description	<table><tr><th>Sl. No.</th><th>Type</th><th>No. of Units</th><th>Carpet Area (Sq. ft.)</th></tr><tr><td>1</td><td>Residential</td><td>298</td><td>5,32,808.06</td></tr><tr><td>2</td><td>Commercial</td><td>Nil</td><td>Nil</td></tr><tr><td colspan="2">Total</td><td>298</td><td>5,32,808.06</td></tr></table>	Sl. No.	Type	No. of Units	Carpet Area (Sq. ft.)	1	Residential	298	5,32,808.06	2	Commercial	Nil	Nil	Total		298	5,32,808.06																	
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8	Total Project Cost	<table><tr><th>Sr. No.</th><th>Particulars</th><th>Amount (Rs. in Lakhs)</th></tr><tr><td>1</td><td>Land Cost (Including stamp duty & registration charges)</td><td>78,529.92</td></tr><tr><td>2</td><td>Licence Fees</td><td>336.18</td></tr><tr><td>3</td><td>Conversion Charges</td><td>32.51</td></tr><tr><td>4</td><td>EDC (External Development Charges)</td><td>3,269.74</td></tr><tr><td>5</td><td>IDC (Infrastructure Development Charges)</td><td>358.44</td></tr><tr><td>6</td><td>Internal Development Works</td><td>4,394.67</td></tr><tr><td>7</td><td>Internal Development Works-Electrification Cost</td><td>401.2</td></tr><tr><td>8</td><td>Cost of construction</td><td>52,418.77</td></tr><tr><td>9</td><td>Other costs</td><td>3,241.31</td></tr><tr><td colspan="2">Total Cost of the Project</td><td>1,42,982.74</td></tr></table>	Sr. No.	Particulars	Amount (Rs. in Lakhs)	1	Land Cost (Including stamp duty & registration charges)	78,529.92	2	Licence Fees	336.18	3	Conversion Charges	32.51	4	EDC (External Development Charges)	3,269.74	5	IDC (Infrastructure Development Charges)	358.44	6	Internal Development Works	4,394.67	7	Internal Development Works-Electrification Cost	401.2	8	Cost of construction	52,418.77	9	Other costs	3,241.31	Total Cost of the Project		1,42,982.74
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9	Total estimated sales proceeds	196,790.24 (Rs in Lac)																																	