


Project report for “WATERSIDE RESIDENCES THE FOREST RESERVE II” 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	The Promoter has conceptualized the development of a group housing project, <i>Waterside Residences The Forest Reserve II</i> , on a plot of land measuring 1.3125 acres, which is part of License No. 71 of 2024, dated 28th June 2024. This project forms part of the larger phased development of <i>Krisumi City</i> , which spans a total area of 33.38125 acres. The land is covered under the following licenses: License No. 39 of 2013, dated 4th June 2013; License No. 85 of 2014, dated 8th August 2014; License No. 166 of 2023, dated 18th August 2023; and License No. 71 of 2024, dated 28th June 2024. The entire development is located in Sector 36A, Gurugram, Haryana.
6	Location	

7	Unit description				
		Sl. No.	Type	No. of Units	Carpet Area (Sq. ft.)
		1	Residential	244	3,78,592.98
		2	Commercial	Nil	Nil
		Total		244	3,78,592.98
8	Total Project Cost				
		Sr. No.	Particulars	Amount (Rs. in Lakhs)	
		1	Land Cost (Including stamp duty & registration charges)	199.99	
		2	Licence Fees	242.00	
		3	Conversion Charges	23.40	
		4	EDC (External Development Charges)	2,353.72	
		5	IDC (Infrastructure Development Charges)	258.02	
		6	Internal Development Works	3,425.73	
		7	Internal Development Works-Electrification Cost	401.20	
		8	Cost of construction	37,840.54	
		9	Other costs	2,637.85	
		Total Cost of the Project			47,382.44
9	Total estimated sales proceeds	1,57,688.71 (Rs in Lac)			