

**Project - Waterfall Suites  
RERA-GRG-1302-2023**
**Hearing brief for registration of Project u/s 4**

| S.No. | Particulars  | Details   |  |
|-------|--|---|--|
| 1.    | Name of the project  | Waterfall Suites  |  |
| 2.    | Name of the promoter   | M/s Krisumi Corporation Pvt. Ltd.   |  |
| 3.    | Nature of the project  | Group Housing   |  |
| 4.    | Location of the project  | Sector- 36A, Gurugram   |  |
| 5.    | Legal capacity to act as a promoter                                      | License Holder  |  |
| 6.    | Name of the license holder   | M/s Krisumi Corporation Pvt. Ltd.   |  |
| 7.    | Status of project  | Ongoing   |  |
| 8.    | Whether registration applied for whole                                   | NO (In 4 phases)  |  |
|       | Phase no.  | 2   |  |
| 9.    | Online application ID  | RERA-GRG-PROJ-1302-2023   |  |
| 10.   | License no.  | 39 of 2013 dated 04.06.2013.<br>85 of 2014 dated 08.08.2014.  | valid up to 03.06.2026.<br>valid up to 07.08.2024. |
| 11.   | Total licensed area  | 27.4812 acres   | Area to be registered<br>3.8860 acres              |
| 12.   | Projected completion date  | 31.12.2028  |  |
| 13.   | QPR Compliances (if applicable)  | NIL   |  |
| 14.   | 4(2)(I)(D) Compliances (if applicable)                                   | NIL   |  |
| 15.   | Statutory approvals either applied for or obtained prior to registration |   |  |
|       | S.No   | Particulars   | Validity upto                                      |
|       | i)   | License Approval<br>39 of 2013 dated 04.06.2013.<br>85 of 2014 dated 08.08.2014.  | 03.06.2026<br>07.08.2024                           |
|       | ii)  | Zoning Plan Approval<br>DRG. NO. DG TCP 4784 dated<br>11.08.2014  | -  |
|       | iii)   | Revised Building plan Approval<br>ZP-915/PA(DK)/2023/2405 dated<br>25.01.2023   | 24.01.2028   |
|       | iv)  | Environmental Clearance<br>SEIAA/HR/2022/207 dated<br>05.04.2023  | 04.04.2033   |
|       | v)   | Airport height clearance<br>AAI/RHQ/NR/ATM/NOC/2022/941/<br>5042-5045 dated 07.12.2022.<br>AAI/RHQ/NR/ATM/NOC/2022/945/<br>5038-5041 dated 07.12.2022.<br>AAI/RHQ/NR/ATM/NOC/2022/948/<br>5058-5061 dated 07.12.2022. | 06.12.2030.<br>06.12.2030.<br>06.12.2030.          |
|       | vi)  | Revised Fire scheme approval<br>Applied on 08.02.2023   |  |

|     |  |  |
|-----|--|--|
|     | vii) Revised Service plan and estimate approval  | Applied on 31.01.2023  |
| 16. | <b>Fee Details</b>   |  |
|     | <b>Registration Fee</b>  | $(27,398.362 * 1.87 * 10) + (91.12 * 1.87 * 20) = \text{Rs } 5,15,757/-$ |
|     | <b>Processing Fee</b>  | $27,489.482 * 10 = \text{Rs } 2,74,895/-$                                |
|     | <b>Late Fee</b>  | 450 % of registration fee<br>$5,15,757 * 4.5 = \text{Rs } 23,20,907/-$   |
|     | <b>Total Fee</b>   | Rs 31,11,559/-   |
| 17. | <b>DD amount</b>   | Rs 7,57,555/-<br>Rs 23,20,904/-  |
|     | <b>DD no. and date</b>   | 774369 dated 10.02.2023.<br>933898 dated 11,04,2023.                     |
|     | <b>Online Transaction</b>  | IMPS RRN no. 309516476335 amounting Rs 33,100/-.                         |
|     | <b>Name of the bank issuing</b>  | Kotak Mahindra Bank.   |
|     | <b>Deficient amount</b>  | NIL  |
| 18. | <b>File Status</b>   | <b>Date</b>  |
|     | <b>File received on</b>  | 21.03.2023   |
|     | <b>First notice Sent on</b>  | 05.04.2023   |
|     | <b>First hearing on</b>  | 10.04.2023   |
|     | <b>Second hearing on</b>   | 01.05.2023   |
|     | <b>Third hearing on</b>  | 08.05.2023   |
| 19. | <b>Case History:</b>   |  |
|     | <p>The Promoter M/s Krisumi Corporation Pvt. Ltd. who is a license holder applied for the registration of real estate group housing colony namely "Waterfall Suites" located at Sector-36A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 50531 dated 21.03.2023 and RPIN-596. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1302-2023. The project area for registration is 3.8860 acres and the licensed area is 27.4812 acres vide License no – 39 of 2013 dated 04.06.2013 which is valid upto 03.06.2026 and 85 of 2014 dated 08.08.2014 which is valid upto 07.08.2024.</p> <p>The project is to be developed in 4 phases. Phase -1 of the project was registered in the name of Waterfall Residence vide registration no. RC/REP/HARERA/GGM/2018/03 dated 08.05.2018 which is valid upto 31.12.2023 + 6 months COVID 19 i.e., 30.06.2024 having an area admeasuring 5.4375 acres. Now, the promoter applied for the registration of Phase-2.</p> <p>Further, the building plans of the project is revised vide memo no. ZP-915/PA(DK)/2023/2405 dated 25.01.2023. Two phases are left which are shown as a future development.</p> |  |



|                   |   |   |
|-------------------|---|---|
|                   | <p>The application for registration of group housing colony was scrutinized and 1<sup>st</sup> deficiency notice vide notice no. HARERA/GGM/RPIN/596 dated 05.04.2023 was issued to the promoter with an opportunity of being heard on 10.04.2023.</p> <p>The promoter has submitted a reply on 06.04.2023 which was scrutinized, and the deficiencies were conveyed to the promoter.</p> <p><b>On 10.04.2023</b>, Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case. Sh. Purushottam Grover (AR), Sh. Akash Khurana (AR) and Ms. Lipika Jain (AR) are present on behalf of the promoter. The promoter may clear the deficiencies and submit the deficit fee. Further the promoter has submitted copies of consent obtained from allottees of phase-I and hence a public notice in at least 2 newspapers be given informing the general public for the same and filing objections if any. The matter to come up on 01.05.2023.</p> <p>The promoter has submitted a reply on 24.04.2023 and 28.04.2023 which was scrutinized, and the status of documents is mentioned below.</p> <p>Public notice has been published on 13.04.2023 regarding the objections in two newspapers, namely Dainik Tribune and The Tribune.</p> <p><b>On 01.05.2023</b>, Due to administrative work (meeting of the Authority at Panchkula), the matter is adjourned to 08.05.2023.</p> <p>No objections have been received w.r.t the public notice dated 13.04.2023.</p> <p>The status of documents is mentioned below.</p> |   |
| <p><b>20.</b></p> | <p><b>Present compliance status as on 08.05.2023 of deficient documents conveyed in last hearing dated 01.05.2023.</b></p>  | <ol style="list-style-type: none"> <li>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.<br/>Status: Submitted but needs to be corrected.</li> <li>2. Online DPI needs to be corrected.<br/>Status: Submitted but needs to be revised.</li> <li>3. Revised Fire Scheme approval needs to be submitted.<br/>Status: Applied for revised fire scheme approval. Approval not submitted.</li> <li>4. Revised Approved service plan and estimates need to be submitted.<br/>Status: Applied for revised service plan and estimates approval. Approval not submitted.</li> <li>5. Mining permission needs to be submitted.<br/><b>Status: Submitted an undertaking to submit the same within 3 months.</b></li> </ol> |
| <p><b>21.</b></p> | <p><b>Remarks</b></p>   | <ol style="list-style-type: none"> <li>1. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application.</li> <li>2. Online DPI needs to be corrected.</li> <li>3. Revised Fire Scheme approval needs to be submitted.- <b>The promoter has submitted a Cheque vide no 179840 dated 21.04.2023 amounting Rs 25 lakhs as a security amount to</b></li> </ol>   |

*Ashish*

*A*




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|--|--|
|  | <p>submit the approval within 3 months from the date of issuance of registration certificate.</p> <p>4. Revised service plan and estimates need to be submitted.- <b>The promoter has submitted a Cheque vide no 179841 dated 21.04.2023 amounting Rs 25 lakhs as a security amount to submit the approval within 3 months from the date of issuance of registration certificate.</b></p> <p>5. Mining permission needs to be submitted.- <b>The promoter has submitted an Undertaking to submit the same within 3 months.</b></p> |
|--|--|

**Recommendations:**

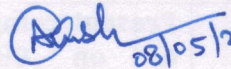
The application submitted by the promoter for registration of real estate project under section 4 of the Act of 2016 as per details given above is complete and all the requisite documents as required u/s 4 of Act of 2016 and Haryana Rules, 2017 have been submitted and found to be in order except the corrections in online DPI, corrections in online (A-H) form, Revised Fire Scheme approval, Revised service plan & estimates and mining permission.

The promoter has submitted two Cheques vide no 179840 and 179841 dated 21.04.2023 amounting Rs 25 lakhs as a security amount to submit the revised Fire Scheme approval and revised service plan & estimates approval within 3 months from the date of issuance of registration certificate.

It is recommended that the Authority may consider the grant of registration subject to the submission of above.

  
Asha

**Chartered Accountant**

  
28/05/2023

**Ashish Kush**  
**Planning Executive**

|                                |                       |
|--------------------------------|-----------------------|
| <b>Day and Date of hearing</b> | Monday and 08.05.2023 |
| <b>Proceeding recorded by</b>  | Ram Niwas             |

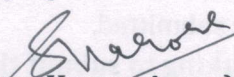
**PROCEEDINGS OF THE DAY**

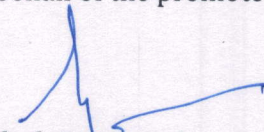
Proceedings dated: 08.05.2023.


Sh. Ashish Kush, Planning Executive and Ms. Asha, Chartered Accountant briefed about the facts of the case.

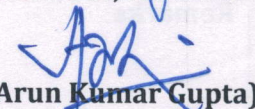
Sh. Akash Khurana (Director) and Sh. Sh. Purushottam Grover (AR) are present on behalf of the promoter.

Approved as proposed.

  
(Sanjeev Kumar Arora)  
Member, HARERA

  
(Ashok Sangwan)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA

  
(Arun Kumar Gupta)  
Chairman, HARERA