

Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Waterfall Suites - II	
2.	Name of the promoter	M/s Krisumi Corporation Pvt. Ltd.	
3.	Nature of the project	Group Housing colony	
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	Phase	
	Phase no.	4	
9.	Online application ID	RERA-GRG-PROJ-1573-2024	
10.	License no.	39 of 2013 dated 04.06.2013 85 of 2014 dated 08.08.2014 166 of 2023 dated 18.08.2023	Valid upto 03.06.2026 Valid upto 07.08.2024 Valid upto 17.08.2028
11.	Total licensed area	30.3813 Acres	Area to be registered 0.7850 Acres
12.	Projected completion date	OC - CC -	
13.	QPR Compliances (if applicable)	RC no - 2018/03 - Submitted. RC no - 2023/59 - Submitted.	
14.	4(2)(I)(D) Compliances (if applicable)	RC no - 2018/03 - Submitted. RC no - 2023/59 - N/A.	
15.	4(2)(I)(C) Compliances (if applicable)	N/A	
16.	Status of change of bank account	N/A	
17.	Details of proceedings pending against the project	N/A	
18.	RC Conditions Compliances (if applicable)	RC no - 2018/03 - N/A RC no - 2023/59 Revised Fire Scheme Approval - Submitted. Revised Service Plan & Estimate - Submitted.	
19.	Statutory approvals either applied for or obtained prior to registration		
	S.No	Particulars	Validity upto
	i)	License Approval	39 of 2013 dated 04.06.2013 85 of 2014 dated 08.08.2014 166 of 2023 dated 18.08.2023 Valid upto 03.06.2026 Valid upto 07.08.2024 Valid upto 17.08.2028
	ii)	Zoning Plan Approval	Drg. No. DGTCP 9506 dated 21.08.2023
	iii)	Building plan Approval	ZP-915/PA(DK)/2023/2405 dated 25.01.2023 24.01.2028



	Revised Building plan Approval	ZP-915/PA(DK)/2024/5471 dated 13.02.2024	12.02.2029
iv)	Environmental Clearance	SEIAA/HR/2023/406 dated 18.12.2023	17.12.2033
v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/941/5042-5045 dated 07.12.2022	06.12.2030
vi)	Fire scheme approval	Applied on 15.02.2024	
vii)	Service plan and estimate approval	Applied on 15.02.2024	
20.	Fee Details		
	Registration Fee	Fee cannot be calculated as the area in phases needs to be clarified.	
	Processing Fee	Fee cannot be calculated as the area in phases needs to be clarified.	
	Late Fee	Fee cannot be calculated as the area in phases needs to be clarified.	
	Total Fee	Fee cannot be calculated as the area in phases needs to be clarified.	
21.	DD amount	Rs 10,14,920/- Rs 3,38,310/-	
	DD no. and date	SMBCH24047443445 dated 16.02.2024 SMBCH24047443449 dated 16.02.2024	
	Name of the bank issuing		
	Deficient amount	Fee cannot be calculated as the area in phases needs to be clarified.	
22.	File Status	Date	
	File received on	01.03.2024	
	First notice Sent on	22.03.2024	
	First hearing on	27.03.2024	
23.	Case History:	<p>The Promoter Krisumi Corporation Pvt. Ltd. who is a license holder applied for the registration of real estate group housing colony namely "Waterfall Suites - II" located at Sector-36A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 66758 dated 01.03.2024 and RPIN-729. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1573-2024. The project area for registration is 0.7850 acres out of the licensed area i.e., 30.3813 acres vide License no - 39 of 2013 dated 04.06.2013 Valid upto 03.06.2026, 85 of 2014 dated 08.08.2014 Valid upto 07.08.2024 and 166 of 2023 dated 18.08.2023 Valid upto 17.08.2028.</p> <p>The total licensed area of the colony is 30.3813 acres. The group housing colony is proposed to be developed in seven phases.</p> <p>Now, the promoter has applied for the Phase 4 of the Project.</p> <p>The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/729 dated 22.03.2024 was issued to the promoter with an opportunity of being heard on 27.03.2024.</p> <p>The status of the documents is mentioned below.</p>	
24.	Present compliance status as on 27.03.2024 of deficient documents	1. Fee cannot be calculated as the area in phases needs to be clarified.	



<p>conveyed through notice dated 22.03.2024.</p>	<ol style="list-style-type: none">2. The annexures in the online application are not uploaded as well as the correction needs to be done in the online (A-H) application.3. Online DPI needs to be corrected.4. Fire scheme approval needs to be submitted.5. Service plan and Estimates needs to be submitted.6. Electrical load availability needs to be submitted.7. Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.8. Affidavit/ NOC for Natural Conservation zone needs to be submitted.9. Affidavit/ NOC for Tree Cutting needs to be submitted.10. Affidavit/ NOC for Forest Land diversion needs to be submitted.11. Affidavit/ NOC for Power line Shifting needs to be submitted.12. Draft Application from needs to be revised.13. Draft Allotment letter needs to be revised.14. Draft BBA needs to be revised.15. Draft Conveyance deed needs to be revised.16. Draft Brochure needs to be submitted.17. Mining permission needs to be submitted.18. Cost of the land needs to be clarified according to the area applied for the registration as Cost of land as per sale deed is 3842.44 lakh whereas per DPI 386.58 lakh.19. Rate of EDC in DPI is 2459.62 is not match with LOI which needs to be clarified.20. Rate of IDC in DPI is 291.97 is not match with LOI which needs to be clarified.21. REP-II needs to be submitted as occupancy date is not mentioned22. Project report needs to be submitted.23. CHG-1 forms need to be submitted.24. Bank in which opening account proposed by BOD is not in 2nd schedule of RBI Act 1934. Clarification is required.25. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(l)(D) needs to be submitted.26. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules.27. Employee ID is not mentioned in Bank undertaking given for account opening.28. Need to submit full copy of independent Auditors report as provided copy is not clearly visible.29. Challan copy of paid IDC, EDC needs to be submitted.30. CA certificate for Net worth of promoter needs to be submitted.31. Statement needs to be provided for Quarterly expenditure.32. Statement needs to be provided for Quarterly source of funds.
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		33. Statement needs to be provided for Net cash flow statement.
25.	Remarks	No reply received

Ashish Dubey
Chartered Accountant

Shashank Sharma
Associate Engineer Executive

Day and Date of hearing

Wednesday and 27.03.2024

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Sh. Shashank Sharma, Associate Engineer Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Akash Khurana (CEO) of the applicant company is present and seeks two weeks time for submission of reply.

The matter to come up on 15.04.2024.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA