



New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

Project - Krisumi Waterside Residences
RERA-GRG-1562-2024
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details	
1.	Name of the project	Krisumi Waterside Residences	
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.	3	
9.	Online application ID	RERA-GRG-PROJ-1562-2024	
10.	License no.	39 of 2013 dated 04.06.2013 85 of 2014 dated 08.10.2014 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 5.0951 Acres
12.	Projected completion date	REP II needs to be revised	
13.	QPR Compliances (if applicable)	-	
14.	4(2)(I)(D) Compliances (if applicable)	-	
15.	4(2)(I)(C) Compliances (if applicable)	-	
16.	Status of change of bank account	-	
17.	Details of proceedings pending against the project	-	
18.	RC Conditions Compliances (if applicable)	-	
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 03.06.2026 85 of 2014 dated 08.10.2014 07.08.2024 166 of 2023 dated 18.08.2023 17.08.2028
	ii)	Zoning Plan Approval	Drg. No. DGTCP 9506 dated 21.08.2023

Email : hareragurugram@gmail.com, reragurugram@gmail.com, Website : www.harera.in
 An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
 Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



	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	To be calculated		
	Processing Fee	To be calculated		
	Late Fee	To be calculated		
	Total Fee	To be calculated		
21.	DD amount	Rs 27,20,540/- Rs 9,06,850/-		
	DD no. and date	SMBCH24047443446 dated 16.02.2024 SMBCH24047443448 dated 16.02.2024		
	Name of the bank issuing			
	Deficient amount	To be calculated		
22.	File Status	Date		
	File received on	22.02.2024		
	First notice Sent on	20.03.2024		
	First hearing on	18.03.2024		
	First Reply Submitted on	27.03.2024		
	Second hearing on	01.04.2024		
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 "Krisumi Waterside Residences" located at Sector-36A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 66758 dated 21.02.2024 and RPIN-720. The Temp I.D. of REP - I (Part A-H) is RERA -GRG-PROJ-1562-2024. The project area for registration is 5.0951 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 08.10.2014 Valid upto 07.08.2024 and 166 of 2023 dated 18.08.2023 Valid upto 17.08.2028.</p>			

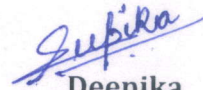
	<p>The total licensed area of the colony is 30.3813 acres. The group housing colony is proposed to be developed in seven phases. Now, the promoter has applied for the Phase 3 of the Project.</p> <p>On 18.03.2024, Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. The office to issue the deficiency notice by tomorrow. The matter to come up on 01.04.2024.</p>
24.	<p>Present compliance status as on 01.04.2024 of deficient documents conveyed vide notice dated 20.03.2024.</p> <ol style="list-style-type: none"> 1. Fee cannot be calculated as the area in phases needs to be clarified. Status: No clarification submitted. 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. Status: Not Submitted 3. Online DPI needs to be corrected. Status: Submitted, but needs to be revised. 4. Fire scheme approval needs to be submitted. Status: Not Submitted 5. Service plan and Estimates needs to be submitted. Status: Not Submitted 6. Electrical load availability needs to be submitted. Status: Submitted 7. Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted, but khasra no.s are not identifiable. 8. Affidavit/ NOC for Natural Conservation zone needs to be submitted. Status: Affidavit submitted 9. Affidavit/ NOC for Tree Cutting needs to be submitted. Status: Not submitted 10. Affidavit/ NOC for Forest Land diversion needs to be submitted. Status: Affidavit submitted 11. Affidavit/ NOC for Power line Shifting needs to be submitted. Status: Affidavit submitted 12. Draft Application from needs to be revised. Status: Submitted, but needs to be revised. 13. Draft Allotment letter needs to be revised. Status: Submitted, but needs to be revised. 14. Draft BBA needs to be revised. Status: Submitted, but needs to be revised. 15. Draft Conveyance deed needs to be revised. Status: Submitted, but needs to be revised. 16. Draft Brochure needs to be submitted. Status: Submitted 17. Mining permission needs to be submitted. Status: Submitted

		<p>18. Cost of land as per sale deed is 4753.90 lakh whereas per DPI 1482.08 lakh, Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted</p> <p>19. Rate of EDC in DPI is 1016.82 & IDC in DPI is 120.70 which is not matching with LOI. Status: Submitted</p> <p>20. REP-II needs to be submitted. Status: Submitted, but needs to be revised.</p> <p>21. Project report needs to be submitted. Status: Submitted</p> <p>22. CHG-1 forms need to be submitted Status: Not submitted</p> <p>23. Amount in CA Certificate for expenditure incurred till date is 5900.91 lakh which is not match with DPI i.e., 1482.08 lakh needs to be revised. Status: Not submitted</p> <p>24. Bank in which opening account proposed by BOD is not in 2nd schedule of RBI Act 1934. Clarification is required. Status: Submitted</p> <p>25. Undertaking regarding auto credit of 10% of receipts from separate RERA account maintained under section 4(2)(I)(D) needs to be submitted. Status: Submitted</p> <p>26. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules. Status: Not submitted</p> <p>27. Employee ID is not mentioned in Bank undertaking given for account opening needs to be revised. Status: Submitted</p> <p>28. Challan copy of paid IDC, EDC needs to be submitted. Status: Submitted</p> <p>29. CA certificate for Net worth of promoter needs to be submitted. Status: Submitted</p> <p>30. Statement for Quarterly expenditure needs to be submitted. Status: Submitted</p> <p>31. Statement for Quarterly source of funds needs to be submitted. Status: Submitted, but not matched with the DPI</p> <p>32. Statement for Net cash flow statement needs to be submitted. Status: Submitted, but not matched with the DPI</p>
25.	Remarks	<p>1. Fee cannot be calculated as the area in phases needs to be clarified.</p> <p>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.</p> <p>3. Online DPI needs to be corrected.</p> <p>4. Fire scheme approval needs to be submitted.</p> <p>5. Service plan and Estimates needs to be submitted.</p>

	<ol style="list-style-type: none"> 6. Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. 7. Affidavit/ NOC for Tree Cutting needs to be submitted. 8. Draft Application from needs to be revised. 9. Draft Allotment letter needs to be revised. 10. Draft BBA needs to be revised. 11. Draft Conveyance deed needs to be revised. 12. REP-II needs to be revised. 13. CHG-1 forms need to be submitted 14. Amount in CA Certificate for expenditure incurred till date is 5900.91 lakh which is not match with DPI i.e., 1482.08 lakh needs to be revised. 15. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules. 16. Statement for Quarterly source of funds needs to be submitted. 17. Statement for Net cash flow statement needs to be submitted.
--	--



Ashish Dubey
Chartered Accountant



Deepika
Planning Executive

Day and Date of hearing	Monday and 01.04.2024
Proceeding recorded by	Ram Niwas

PROCEEDINGS OF THE DAY

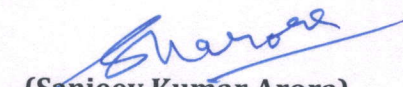
Proceeding dated: 01.04.2024

Ms. Deepika, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case.

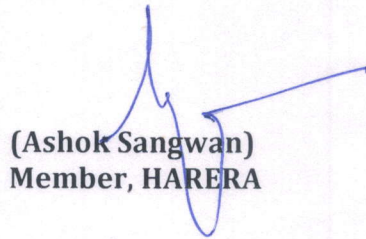
Sh. Akash Khurana (AR) is present on behalf of the promoter.

The AR states that the fee may be calculated on the maximum permissible FAR and area allowed under GRIHA and if any deficit comes, the same shall be deposited in next two days.

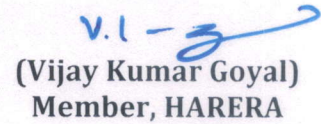
The matter to come up on 08.04.2024.



(Sanjeev Kumar Arora)
Member, HARERA



(Ashok Sangwan)
Member, HARERA



(Vijay Kumar Goyal)
Member, HARERA



(Arun Kumar)
Chairman, HARERA

