

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project - Krisumi Waterside Residences RERA-GRG-1562-2024

Hearing brief for registration of Project u/s 4

			brief for registration	n of Project u/s 4	TO THE STATE OF TH
S.No	Partio	culars	Details		A CONTRACTOR OF THE PROPERTY O
1.	Name	of the project	Krisumi Waterside Residences		
2.		of the promoter	M/s Krisumi Corporation Pvt. Ltd.		
3.		re of the project	Group Housing colony		
4.		ion of the project			cia asimal IIII
5.		capacity to act as a	Sector Son. durugram		
	prom	oter		License Holder	
6.		of the license holder	M/s Krisumi Corporation Pvt. Ltd.		
7.		s of project	Ongoing		
8.	Whet applie	her registration ed for whole	Phase		
	Phase no.		3		
9.	Onlin	e application ID	RERA-GRG-PROJ-1	562-2024	
10.	Licen	se 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.	Proje	cted completion			
	date			1 min	
13.	QPR appli	Compliances (if cable)	Deficient amount To be executed		
14.	4(2)(l)(D) Compliances (if cable)	- Simil Superioral and Parioral and Parioral and American		
15.	4(2)(l)(C) Compliances (if applicable)		Pust notion tent on		
16.	Status of change of bank account			or.comp.	ing gravesed sext I
17.	Details of proceedings pending against the project		Second hearing on 11 or on 2012		
18.	RC Conditions Compliances (if applicable)		esoil a a estw isc	toS and staglad For	n asiah semente di sa
19.	Statutory approvals either applied for or obtained prior to registration				
	S.No	Particulars	Date of a	approval	Validity upto
	i)	License Approval	39 of 2013 dat	ced 04.06.2013	03.06.2026
	and and t	100 2000 (270 2800)	(A.C.) B.L. (B.C.) (Fig. 1971) (B.C.) (B.C.)	ced 08.10.2014	07.08.2024
	ar an s	O KIND SHANETON AND A		ted 18.08.2023	17.08.2028
	ii)	Zoning Plan Approval	Drg. No. DGT	CP 9506 dated .2023	9308803
		Approval	21.08	.2023	The second secon



Project - Krisumi Waterside Residen

	1111	Destilation 1		RERA-GRG-1562-202		
andr US 23	iii)	Building plan Approval	ZP-915/PA(DK)/2023/2405 dated 25.01.2023	24.01.2028		
	essiblei - 13 oct	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	2 Rature of the pro-		
	vii)	Service plan and estimate approval	Applied on 15.02.2024	raminiara. I de la capacity		
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			22829		
	Deficient amount		To be calculated			
22.	File Status		Date Property and the second s			
	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:					

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.



Project - Krisumi Waterside Residences RERA-GRG-1562-2024

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.

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.

- 24. Present compliance status 01.04.2024 of deficient documents conveved vide notice dated 20.03.2024.
- 1. Fee cannot be calculated as the area in phases needs to be clarified.

Status: No clarification submitted.

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

Online DPI needs to be corrected.

Status: Submitted, but needs to be revised.

Fire scheme approval needs to be submitted.

Status: Not Submitted

Service plan and Estimates needs to be submitted.

Status: Not Submitted

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.
- Affidavit/ NOC for Natural Conservation zone needs to be submitted.

Status: Affidavit submitted

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

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	TI SALEANIS	RERA-GRG-1562-2024
j haso	group intusting colony is pro-	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
12		to the area applied for the registration. Status: Submitted
		19. Rate of EDC in DPI is 1016.82 & IDC in DPI is 120.70 which is
	Ashish Dubey, Chartered Act	not matching with LOI.
	deficiency notice by lomoral	Status: Submitted
		20. REP-II needs to be submitted.
	town message of many one and	Status: Submitted, but needs to be revised.
		21. Project report needs to be submitted.
	basimdag	City C 1 111 1
	his son ets modestique entire	22. CHG-1 forms need to be submitted
	and an at sach so of about	Status: Not submitted
		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
	balbasala	needs to be revised.
	deciver ad at abese	Status: Not submitted
	eds to be submitted.	24. Bank in which opening account proposed by BOD is not in 2nd schedule of RBI Act 1934. Clarification is required.
	perfindux ad co sheen as	Status: Submitted
		25. Undertaking regarding auto credit of 10% of receipts from
(F) (F) (F)	y aceds to be subtained.	separate RERA account maintained under section 4(2)(l)(D) needs to be submitted.
	the purpose to the first position of the	Status: Submitted
	philosophic neede to be subm	26. Board resolution needs to be updated for specifying same to
	distribution of the state	be 70% collection account as per RERA rules. Status: Not submitted
	disea, detailed and your part	27. Employee ID is not mentioned in Bank undertaking given for
		account opening needs to be revised.
	for all and its and an arrange of a second	Status: Submitted
	describing and a second suppose.	28. Challan copy of paid IDC, EDC needs to be submitted. Status: Submitted
	speed decreasing part 1895	29. CA certificate for Net worth of promoter needs to be submitted.
	1000	Status: Submitted
	10 d	30. Statement for Quarterly expenditure needs to be submitted. Status: Submitted
	1	31. Statement for Quarterly source of funds needs to be
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	submitted.
	Superfront and at above	Status: Submitted, but not matched with the DPI
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	32. Statement for Net cash flow statement needs to be submitted.
	inspires on at spane	Status: Submitted, but not matched with the DPI
25.	Remarks	1. Fee cannot be calculated as the area in phases needs to be clarified.
	Final Difference and	2. The annexures in the online application are not uploaded as
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	bettimens as at at a	application.
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RERA-GRG-1562-202
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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
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

Member, HARERA

Planning Executive

(Arun Kumar) Chairman, HARERA Project - iOvacini reaction and Alsa Shidira dury certified by resente office a months put in a deta of application needs to be sub-ent of the producting peeds to be sub-ent of the producting peeds to be sub-ent of the producting peeds to be revised.

3. The final state peeds to be revised.

11. In an Cenveyance deed meeds to be revised.

12. HP H needs to be revised.

13. HU-1 forms need to be submitted.

14. Amount in CA Certificate for expenditure focurred to the mount in CA Certificate for expenditure focurred to the peeds to be revised.

15. Food revised.

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Ashish Dairey Chartered Accountant Day and Date of hearin

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PROCEEDINGS OF THE BAY

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