



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<br>85 of 2014 dated 08.10.2014<br>166 of 2023 dated 18.08.2023  | Valid upto 03.06.2026<br>Valid upto 07.08.2024<br>Valid upto 17.08.2028                    |
| 11.  | Total licensed area   | 30.3813 acres   | Area to be registered<br>5.0951 Acres  |
| 12.  | Projected completion date   | 14.10.2029  |  |
| 13.  | QPR Compliances (if applicable)   | RC-2018/03- Submitted<br>RC- 2023/59- Submitted   |  |
| 14.  | 4(2)(I)(D) Compliances (if applicable)  | RC-2018/03- Submitted<br>RC- 2023/59- N/A   |  |
| 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)                                       | RC-2018/03- No Condition<br>RC- 2023/59- Revised Fire Fighting- On time submitted<br>Revised Service Plans & Estimated- On time Submitted |  |
| 19.  | <b>Statutory approvals either applied for or obtained prior to registration</b> |   |  |
|      | S.No  | Particulars   | Validity upto  |
|      | i)  | License Approval  | 39 of 2013 dated 04.06.2013<br>85 of 2014 dated 08.10.2014<br>166 of 2023 dated 18.08.2023 |
|      | 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   |
|      |   | Revised Building plan Approval  | ZP-915/PA(DK)/2024/5471 dated 13.02.2024   |

**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 अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



|            |   |  |            |
|------------|---|--|------------|
|            | 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  | FS/2024/461  | 02.04.2024 |
|            | vii) Service plan and estimate approval   | Applied on 15.02.2024  |            |
| <b>20.</b> | <b>Fee Details (As per the area applied for registration 5.0951 Acres)- On higher FAR</b>   |  |            |
|            | Registration Fee  | 90,605.85 x 3.62 x 10= Rs. 32,79,932/-<br>78.78 x 1.75 x 20= Rs. 2,757/-<br>Total= Rs. 32,82,689/- |            |
|            | Processing Fee  | 90,684.63 x 10= Rs. 9,06,846/-   |            |
|            | Late Fee  | 550% of Registration fees= Rs. 1,80,54,790/-   |            |
|            | Total Fee   | Rs. 2,22,44,325/-  |            |
| <b>21.</b> | DD amount   | Rs 27,20,540/-<br>Rs 9,06,850/-  |            |
|            | DD no. and date   | SMBCH24047443446 dated 16.02.2024<br>SMBCH24047443448 dated 16.02.2024                             |            |
|            | Name of the bank issuing  | Sumitomo Mitsui Banking Corporation  |            |
|            | Deficient amount  | Rs. 1,86,16,935/-  |            |
| <b>22.</b> | 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   |            |
|            | Reply Submitted on  | 04.04.2024   |            |
|            | Reply Submitted on  | 05.04.2024   |            |
|            | Third hearing on  | 08.04.2024   |            |
| <b>23.</b> | <b>Case History:</b><br><br>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. The total licensed area of the colony is 30.3813 acres. The group housing colony is proposed to be developed in seven phases. |  |            |

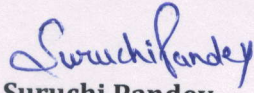
|                   |  |
|-------------------|--|
|                   | <p>Now, the promoter has applied for the Phase 3 of the Project.</p> <p><b>On 18.03.2024</b>, Sh. Ashish Kush, Planning Executive and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case. The office to issue the deficiency notice by tomorrow. The matter to come up on 01.04.2024.</p> <p><b>On 01.04.2024</b>, 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.</p>  |
| <p><b>24.</b></p> | <p><b>Present compliance status as on 08.04.2024 of deficient documents conveyed vide notice dated 01.04.2024.</b></p> <ol style="list-style-type: none"> <li>1. Fee cannot be calculated as the area in phases needs to be clarified.<br/><b>Status: As discussed by the promoter the area applied for registration is 5.0951 acres. The fees have been calculated based on the maximum permissible FAR and the area allowed under GRIHA, which amounts to Rs. 2,22,44,325/- A deposit of Rs. 36,27,390/- has already been made, leaving a deficit fee of Rs. 1,86,16,935/- to be paid. Further, during the scrutiny process, it was found that the area for Phase 3 may change, which will necessitate a recalculation of the fees. If a deficit fee is determined, it will be payable by the promoter.</b></li> <li>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.<br/><b>Status: Not Submitted</b></li> <li>3. Online DPI needs to be corrected.<br/><b>Status: Submitted, but needs to be revised.</b></li> <li>4. Fire scheme approval needs to be submitted.<br/><b>Status: Submitted</b></li> <li>5. Service plan and Estimates needs to be submitted.<br/><b>Status: Not Submitted</b></li> <li>6. Electrical load availability needs to be submitted.<br/><b>Status: Submitted</b></li> <li>7. Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted.<br/><b>Status: Submitted</b></li> <li>8. Affidavit/ NOC for Natural Conservation zone needs to be submitted.<br/><b>Status: Affidavit submitted</b></li> <li>9. Affidavit/ NOC for Tree Cutting needs to be submitted.<br/><b>Status: Affidavit Submitted</b></li> <li>10. Affidavit/ NOC for Forest Land diversion needs to be submitted.<br/><b>Status: Affidavit submitted</b></li> <li>11. Affidavit/ NOC for Power line Shifting needs to be submitted.<br/><b>Status: Affidavit submitted</b></li> <li>12. Draft Application from needs to be revised.<br/><b>Status: Submitted</b></li> <li>13. Draft Allotment letter needs to be revised.<br/><b>Status: Submitted</b></li> <li>14. Draft BBA needs to be revised.<br/><b>Status: Submitted</b></li> </ol> |



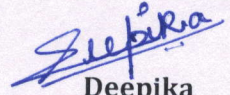
|     |         |  |
|-----|---------|--|
|     |         | <p>15. Draft Conveyance deed needs to be revised.<br/><b>Status: Submitted</b></p> <p>16. Draft Brochure needs to be submitted.<br/><b>Status: Submitted</b></p> <p>17. Mining permission needs to be submitted.<br/><b>Status: Submitted</b></p> <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.<br/><b>Status: Submitted</b></p> <p>19. Rate of EDC in DPI is 1016.82 &amp; IDC in DPI is 120.70 which is not matching with LOI.<br/><b>Status: Submitted</b></p> <p>20. REP-II needs to be submitted.<br/><b>Status: Submitted</b></p> <p>21. Project report needs to be submitted.<br/><b>Status: Submitted</b></p> <p>22. CHG-1 forms need to be submitted<br/><b>Status: Submitted</b></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.<br/><b>Status: Requisite correction in DPI has been made.</b></p> <p>24. Bank in which opening account proposed by BOD is not in 2nd schedule of RBI Act 1934. Clarification is required.<br/><b>Status: Submitted</b></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.<br/><b>Status: Submitted</b></p> <p>26. Board resolution needs to be updated for specifying same to be 70% collection account as per RERA rules.<br/><b>Status: Submitted</b></p> <p>27. Employee ID is not mentioned in Bank undertaking given for account opening needs to be revised.<br/><b>Status: Submitted</b></p> <p>28. Challan copy of paid IDC, EDC needs to be submitted.<br/><b>Status: Submitted</b></p> <p>29. CA certificate for Net worth of promoter needs to be submitted.<br/><b>Status: Submitted</b></p> <p>30. Statement for Quarterly expenditure needs to be submitted.<br/><b>Status: Submitted</b></p> <p>31. Statement for Quarterly source of funds needs to be submitted.<br/><b>Status: Submitted</b></p> <p>32. Statement for Net cash flow statement needs to be submitted.<br/><b>Status: Submitted</b></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. Service plan and Estimates needs to be submitted.</p>   |



**Recommendation:** 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 and Approved Service Plans and Estimates. It is recommended that the Authority may consider the grant of registration subject to the submission of above.



**Suruchi Pandey**  
Chartered Accountant



**Deepika**  
Planning Executive

|                                |                       |
|--------------------------------|-----------------------|
| <b>Day and Date of hearing</b> | Monday and 08.04.2024 |
| <b>Proceeding recorded by</b>  | Ram Niwas             |

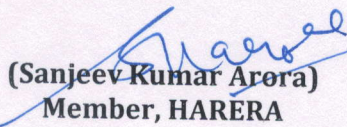
**PROCEEDINGS OF THE DAY**

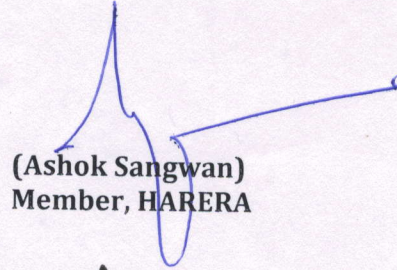
Proceeding dated: 08.04.2024

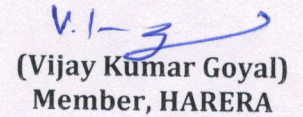
Ms. Deepika, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case.

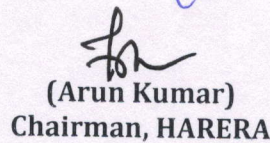
Sh. Akash Khurana (AR) is present on behalf of the promoter. The AR states that the deficit fee of Rs. 1,86,17,552 as conveyed by office has been deposited on 05.04.2024. This is subject to audit and reconciliation. The AR clarifies and confirm that there is no change in phase- I of the project and in phase-II also there is no change except for increase in the number of EWS units required as per norms and provided separately. Similarly, there is slight variation in the boundary of phase-IV due to requirement of community site as per norms and moreover phase IV is not yet registered and there are no booking/sale under this phase. Regarding service plan and estimate, the AR undertakes to submit the approved copy within four months and is submitting a DD of Rs. 25 lakhs as a guarantee amount. The EC in respect of the project is already obtained.

Approved as proposed.

  
(Sanjeev Kumar Arora)  
Member, HARERA

  
(Ashok Sangwan)  
Member, HARERA

  
(Vijay Kumar Goyal)  
Member, HARERA

  
(Arun Kumar)  
Chairman, HARERA