



**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 - 31.12.2029	
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
	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





	iv)	Environmental Clearance	SEIAA/HR/2023/406 dated 18.12.2023	17.12.2033
	v)	Airport clearance height	AAI/RHQ/NR/ATM/NOC/2022/941/5042-5045 dated 07.12.2022	06.12.2030
	vi)	Fire scheme approval	FS/2024/461 dated 02.04.2024.	
	vii)	Service plan and estimate approval	Applied on 15.02.2024	
20.	<b>Fee Details</b>			
	Registration Fee		33,830.61 * 2.62 * 10 = Rs 8,86,362/-	
	Processing Fee		33,830.61 * 10 = Rs 3,38,306/-	
	Late Fee		<b>550% of the registration fee</b> 8,86,362 * 5.5 = Rs 48,74,991/-	
	Total Fee		<b>Rs 60,99,659/-</b>	
21.	DD amount		Rs 10,14,920/- Rs 3,38,310/- Rs 47,46,500/-	
	DD no. and date		SMBCH24047443445 dated 16.02.2024 SMBCH24047443449 dated 16.02.2024 213822 dated 10.04.2024 – Kotak Mahindra Bank	
	Name of the bank issuing		Sumitomo Mitsui Banking Corporation	
	Deficient amount		NIL	
22.	<b>File Status</b>		<b>Date</b>	
	File received on		01.03.2024	
	First notice Sent on		22.03.2024	
	First hearing on		27.03.2024	
	Second hearing on		15.04.2024	
23.	<b>Case History:</b>			
	<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. Two phases are already registered with the Authority as mentioned above. 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 1<sup>st</sup> 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>On 27.03.2024, 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.</p> <p>The promoter has submitted a reply on 08.04.2024, 09.04.2024 and 10.04.2024 which were scrutinized and the status of the documents is mentioned below.</p>	
24.	<p><b>Present compliance status as on 15.04.2024 of deficient documents conveyed in last hearing dated 27.03.2024.</b></p>	<ol style="list-style-type: none"><li>1. Fee cannot be calculated as the area in phases needs to be clarified. <b>Status: As discussed by the promoter the area applied for registration is 0.7850 acres. The fees have been calculated based on the permissible FAR of 2.5 and the area allowed under GRIHA, which amounts to Rs. 60,99,659/-. Detailed calculation is mentioned above. A deposit of Rs. 60,99,730/- has already been made.</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. <b>Status: Not Submitted.</b></li><li>3. Online DPI needs to be corrected. <b>Status: Not Submitted.</b></li><li>4. Fire scheme approval needs to be submitted. <b>Status: Submitted. Approved vide memo no. FS/2024/461 dated 02.04.2024.</b></li><li>5. Service plan and Estimates needs to be submitted. <b>Status: Applied on 15.02.2024, receipt attached. Further, the promoter has submitted a DD vide no 213068 dated 27.03.2024 amounting to Rs. 25 lakhs as a security amount to submit the approval within four months from the date of issuance of registration certificate.</b></li><li>6. Electrical load availability needs to be submitted. <b>Status: Submitted. Approved vide no. Ch. 68/Drg.-PLC dated 27.03.2024.</b></li><li>7. Mutation and Aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. <b>Status: Submitted.</b></li><li>8. Affidavit/ NOC for Natural Conservation zone needs to be submitted. <b>Status: Affidavit for non-applicability submitted.</b></li><li>9. Affidavit/ NOC for Tree Cutting needs to be submitted. <b>Status: Affidavit for non-applicability submitted.</b></li><li>10. Affidavit/ NOC for Forest Land diversion needs to be submitted. <b>Status: Affidavit for non-applicability submitted.</b></li><li>11. Affidavit/ NOC for Power line Shifting needs to be submitted. <b>Status: Affidavit for non-applicability submitted.</b></li><li>12. Draft Application from needs to be revised. <b>Status: Submitted.</b></li><li>13. Draft Allotment letter needs to be revised. <b>Status: Submitted.</b></li><li>14. Draft BBA needs to be revised. <b>Status: Submitted.</b></li><li>15. Draft Conveyance deed needs to be revised. <b>Status: Submitted.</b></li><li>16. Draft Brochure needs to be submitted.</li></ol>





		<p><b>Status: Submitted.</b></p> <p>17. Mining permission needs to be submitted. <b>Status: Submitted vide memo no. 5478 dated 27.03.2024 valid upto 26.03.2025.</b></p> <p>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. <b>Status: Submitted.</b></p> <p>19. Rate of EDC in DPI is 2459.62 is not match with LOI which needs to be clarified. <b>Status: Submitted.</b></p> <p>20. Rate of IDC in DPI is 291.97 is not match with LOI which needs to be clarified. <b>Status: Submitted.</b></p> <p>21. REP-II needs to be submitted as occupancy date is not mentioned <b>Status: Submitted.</b></p> <p>22. Project report needs to be submitted. <b>Status: Submitted.</b></p> <p>23. CHG-1 forms need to be submitted. <b>Status: Submitted.</b></p> <p>24. Bank in which opening account proposed by BOD is not in 2nd schedule of RBI Act 1934. Clarification is required. <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. <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. <b>Status: Submitted.</b></p> <p>27. Employee ID is not mentioned in Bank undertaking given for account opening. <b>Status: Submitted.</b></p> <p>28. Need to submit full copy of independent Auditors report as provided copy is not clearly visible. <b>Status: Submitted.</b></p> <p>29. Challan copy of paid IDC, EDC needs to be submitted. <b>Status: Submitted.</b></p> <p>30. CA certificate for Net worth of promoter needs to be submitted. <b>Status: Submitted.</b></p> <p>31. Statement needs to be provided for Quarterly expenditure. <b>Status: Submitted.</b></p> <p>32. Statement needs to be provided for Quarterly source of funds. <b>Status: Submitted.</b></p> <p>33. Statement needs to be provided for Net cash flow statement. <b>Status: Submitted.</b></p>
25.	Remarks	<p>1. 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>2. Online DPI needs to be corrected.</p> <p>3. Service plan and Estimates needs to be submitted. <b>Status: Applied on 15.02.2024, receipt attached. Further, the promoter has submitted a DD vide no 213068 dated</b></p>



27.03.2024 amounting to Rs. 25 lakhs as a security amount to submit the approval within four months from the date of issuance of registration certificate.

**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 and Approved service plan & estimates.

The promoter has submitted the DD vide no. 213068 dated 27.03.2024 amounting to Rs 25 lakhs as a security amount to submit the Approved service plan and Estimates within 4 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.

*Ashish Dubey*

Ashish Dubey  
Chartered Accountant

*Ashish Kush*  
15/04/2024

Ashish Kush  
Planning Executive

Day and Date of hearing	Monday and 15.04.2024
Proceeding recorded by	Ram Niwas

**PROCEEDINGS OF THE DAY**

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

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

The promoter has clarified that till date no 3<sup>rd</sup> party rights in respect of Phase-III and Phase-IV have been created and all the services in respect of Phase-III and IV are independent of all other phases except for the change in number of EWS units falling under phase-II which otherwise are distinctly located and all services of EWS block are independent. However, due to technical reasons, the DTCP has not approved the EWS block as separate phase as EWS component of all phases are situated in this portion.

The promoter shall disclose in the marketing brochure that the amenities for Phase-III and Phase-IV shall be common.

Approved subject to above corrections and this is without prejudice to the rights of the existing allottees under section 14 of the Act of 2016, if any adversely affected.

*Sanjeev Kumar Arora*  
(Sanjeev Kumar Arora)  
Member, HARERA

*Ashok Sangwan*  
(Ashok Sangwan)  
Member, HARERA

*Vijay Kumar Goyal*  
(Vijay Kumar Goyal)  
Member, HARERA

*Arun Kumar*  
(Arun Kumar)  
Chairman, HARERA



