

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Project – Krisumi City Phase 7 (Community Buildings)
Promoter - M/s Krisumi Corporation Pvt. Ltd.
Hearing brief for registration of Project u/s 4

S.No	Particulars	Details
1.	Name of the project	Krisumi City Phase 7 (Community Buildings)
2.	Name of the promoter	M/s Krisumi Corporation Pvt. Ltd.
3.	Brief of promoter	Brief of the promoter: M/s KRISUMI CORPORATION PRIVATE LIMITED is corporate dated 24.05.2012 and registered address at Unit-02, 11th Floor, Emaar Capital Tower-2, MG Road, Sec-26, DLF QE, Gurgaon, Dlf Qe, Haryana, India, 122002. Mr. ASHOK KAPUR, Mr. SUNANDAN KAPUR, Mr. YUJI KATO and Mr. AROON PURIE are the director of the promoter company. Mr. MANU GUPTA is CFO and Ms. URVASHI RAI is Company Secretary of the promoter company.
4.	Nature of the project	Mix Land Use
5.	Nature of the phase	Group Housing Colony (Community Buildings)
6.	Location of the project	Sector 36A. Gurugram
7.	Legal capacity to act as a promoter	Collaborator (As per License no. 71 of 2024)
8.	Name of the license holder	M/s Krisumi Corporation Pvt. Ltd. (As per license no. 39 of 2013, 85 of 2014 and 166 of 2023) M/s Namo Lands Pvt. Ltd. (As per license no. 71 of 2024)
9.	Status of project	Ongoing
10.	Whether registration applied for whole	Phase
	Total no. of phases	10 (As per revised phasing plan dated 14.11.2024)
	Phase no.	7
11.	Online application ID	RERA-GRG-PROJ-2204-2026
12.	License no.	39 of 2013 dated 04.06.2013 85 of 2014 dated 08.08.2014 166 of 2023 dated 18.08.2023 71 of 2024 dated 28.06.2024
		Valid upto 03.06.2026 Valid upto 07.08.2029 Valid upto 17.08.2028 Valid upto 27.06.2029
13.	Total licensed area	33.3813 Acres
		Area to be registered
		5.8499 Acres
14.	Projected completion date as per REP II	31.03.2036
15.	QPR Compliances (if applicable)	For RC No. 03 of 2018 dated 08.05.2018: Submitted till 31.12.2024 For RC No. 59 of 2023 dated 08.05.2023: All QPR's submitted For RC No. 39 of 2024 dated 08.04.2024: All QPR's submitted For RC No. 43 of 2024 dated 15.04.2024: All QPR's submitted For RC No. 47 of 2025 dated 05.05.2025: All QPR's submitted For RC No. 48 of 2025 dated 02.05.2025: All QPR's submitted
16.	4(2)(I)(D) Compliances (if applicable)	For RC No. 03 of 2018: All 4(2)(I)(D) submitted For RC No. 59 of 2023: All 4(2)(I)(D) submitted For RC No. 39 of 2024: All 4(2)(I)(D) submitted For RC No. 43 of 2024: All 4(2)(I)(D) submitted For RC No. 47 of 2025: NA For RC No. 48 of 2025: NA

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



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17.	4(2)(I)(C) Compliances (if applicable)	RC No. 03 of 2018 – Expired (OC 12.12.2024) RC No. 59 of 2023 – Valid RC No. 39 of 2024 - Valid RC No. 43 of 2024 – Valid RC No. 47 of 2025 – Valid RC No. 48 of 2025 – Valid		
18.	Status of change of bank account	No application for change in bank account in any of the registration till date has been received.		
19.	Details of proceedings pending against the project	For RC No. 03 of 2018: • RERA-GRG-2091-2020- SCN For 4(2)(I)(D): • RERA-GRG-3185-2022- SCN For 4(2)(I)(D): • RERA-GRG-3571-2022- SCN For QPR: All QPR's submitted For RC No. 59 of 2023, 39 of 2024 & 43 of 2024- No monitoring cases pending		
20.	RC Conditions (if applicable)	For RC No. 03 of 2018: No RC Conditions For RC No. 59 of 2023: Revised Fire Scheme approval and Revised Service Plan and Estimate approval within 3 months- Status: Submitted For RC No. 39 of 2024: Approved Service Plan and Estimate within 4 months- Status: Submitted For RC No. 43 of 2024: Approved Service Plan and Estimate within 4 months- Status: Submitted For RC No. 47 of 2025: EC, FS, SPE within 4 months- Status: Submitted For RC No. 48 of 2025: EC, FS, SPE within 4 months- Status: Submitted		
21.	Total no. of towers	Community building, High school, Primary school, Nursery school 2 & 3 and Dispensary + Post office		
22.	Total no. of units	Community building, High school, Primary school, Nursery school 2 & 3 and Dispensary + Post office		
23.	Carpet area	N/A		
24.	Total project cost	Rs. 428.76 crore.		
25.	Expenditure incurred	Rs. 25.64 crore		
26.	Expenditure to be incurred	Rs. 403.12 crore.		
27.	Cost of construction	Rs. 4300-11100 per sq ft for independent buildings		
28.	Statutory approvals either applied for or obtained prior to registration			
	S.No	Particulars	Date of approval	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 71 of 2024 dated 28.06.2024	03.06.2026 07.08.2029 17.08.2028 27.06.2029
	ii)	Zoning Plan Approval	Drg. No. DGTCP 9506 dated 21.08.2023	-
		Revised Zoning plan approval	Drg No. DTCP 10307 dated 01.07.2024	-
	iii)	Building plan Approval (Revised)	ZP-915/PA(DK)/2023/2405 dated 25.01.2023	24.01.2028

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	Building plan approval (Phase 3,4 & 7 and revised phase 2 (EWS))	ZP-915/PA(DK)/2024/5471 dated 13.02.2024	12.02.2029
	Building plan approval (phase 5, 6 & 8 and revised phase 2 (EWS) & 7 (nursery school))	ZP-915A/JD(RA)/2025/2922 dated 23.01.2025	22.01.2030
iv)	Approved phasing plan	Drg no. DGTCP 9763 dated 02.11.2023	-
	Revised approved phasing plan	Drg no. DTCP 10577 dated 14.11.2024	-
v)	Environmental Clearance	SEIAA/HR/2023/406 dated 18.12.2023	17.12.2033
	Environment Clearance approval (Expansion)	EC24B3812HR5611365N dated 10.12.2025	09.12.2035
vi)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/941 /5042-5045 dated 07.12.2022	06.12.2030
		AAI/RHQ/NR/ATM/NOC/2022/948 /5058-5061 dated 07.12.2022	06.12.2030
		AAI/RHQ/NR/ATM/NOC/2022/945 /5038-5041 dated 07.12.2022	06.12.2030
		AAI/RHQ/NR/ATM/NOC/2024/972 /3425-28 dated 28.10.2024	27.10.2032
		AAI/RHQ/NR/ATM/NOC/2024/973 /3429-32 dated 28.10.2024	27.10.2032
vii)	Fire approval scheme (High school, primary school, nursery school 2, dispensary + post office & community building)	FS/2024/461 dated 02.04.2024	01.04.2029
	Fire approval scheme (Nursery school 2 & 3)	FS/2025/31 dated 25.07.2025	24.07.2030
viii)	Service plan estimates approval (Ph 3, 4 & 7)	LC-2819-III/JE(SK)/2024/23977 dated 30.07.2024	-
	Service plan estimates approval (Ph 5, 6 & 8 and Revision in Ph 2 (EWS) & 7 (NS))	LC-2819/JE(SK)/2025/20034 dated 28.05.2025	-

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 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

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	ix)	Electrical load availability connection	Memo no. Ch. 38/ Drg.- PLC dated 24.10.2024	-
29.	Fee Details			
	Registration Fee		Resi - 12140.55 x 1.5 x 10 = Rs. 1,82,108/- Comm - 25,191.64125 x 1.5 x 20 = Rs. 7,55,749/-	
	Processing Fee		37,332.19125 x 10 =Rs 3,73,322/-	
	Late Fee		The licenses on which the applied phase is proposed are 39 of 2013, 85 of 2014, 166 of 2023 & 71 of 2024. Whereas it is noticed that the building plan for applied phase i.e., phase 7 are approved by DTCP vide memo no ZP-915/PA(DK)/2024/5471 dated 13.02.2024 & revised building plans for phase 7 (Nursery School Block) vide memo no. ZP-915A/JD(RA)/2025/2922 dated 23.01.2025 and in earlier approved building plans the applied phase is depicted as future development.	
	Total Fee		= 9,37,857 + 3,73,322 = Rs. 13,11,179/-	
	Note: The fess has been calculated based on area bifurcation as mentioned below. Commercial area - The area of nursery school, Primary school, High School and dispensary & post office Residential Area – The area of community building			
30.	RTGS amount		Rs 8,15,035/- Rs. 4,96,144/-	
	RTGS no. and date		UTRSMBCH26084445260 dated 25.03.2026 UTRSMBCH26117002391 dated 27.04.2026	
	Name of the bank issuing		Online	
	Deficient amount		NIL	
31.	File Status		Date	
	File received on		27.03.2026	
	First notice Sent on		16.04.2026	
	1 st hearing on		20.04.2026 (Adjourned)	
	2 nd hearing on		27.04.2026 (Adjourned)	
	3 rd hearing on		11.05.2026	
32.	Case History: The Promoter Krisumi Corporation Pvt. Ltd. who is a collaborator applied for the registration of real estate group housing colony namely “Krisumi City Phase 7 (Community Building)” located at Sector-36A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 109045 dated 27.03.2026 and RPIN-1044. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2204-2026. The project area for registration is 5.8499 acres out of the licensed area i.e., 33.3813 acres vide License no – 39 of 2013 dated 04.06.2013 valid upto 03.06.2026, 85 of 2014 dated 08.08.2014			

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Valid upto 07.08.2029, 166 of 2023 dated 18.08.2023 valid upto 17.08.2028 and 71 of 2024 dated 28.06.2024 valid upto 27.06.2029.

The total licensed area of the colony is 33.3813 acres. The mix land use is proposed to be developed in ten phases. The details of the total project area alongwith phases are as follows: -

There are 4 licenses vide no. 39 of 2013, 85 of 2014, 166 of 2023 & 71 of 2024 granted by DTCP, Haryana for developing the project over total area admeasuring 33.3813 acres in sector 36A, Gurugram. The promoter has obtained the phasing plan approval and developing the project in 10 phases.

1. Phase-1 of the project admeasuring area 5.4375 acres was registered in the Authority vide registration no. RC/REP/HARERA/GGM/2018/03 dated 08.05.2018 which was valid upto 31.12.2023 + 6 months COVID 19 i.e., 30.06.2024. An extension U/s 6 for 1 year vide extension no. 16 of 2024 dated 30.07.2024 has also been granted i.e., 30.06.2025.
2. The building plans of the project was revised vide memo no. ZP-915/PA(DK)/2023/2405 dated 25.01.2023 valid upto 24.01.2028.
3. Phase- 2 of the project admeasuring area 3.8860 acres was registered in the Authority vide registration no. RC/REP/HARERA/GGM/715/447/2023/59 dated 08.05.2023 which is valid upto 31.12.2028.
4. The building plans of the project was again revised vide memo no. ZP-915/PA(DK)/2024/5471 dated 13.02.2024 valid upto 12.02.2029.
5. Phase- 3 of the project admeasuring area 5.0951 acres was registered in the Authority vide registration no. RC/REP/HARERA/GGM/812/544/2024/39 dated 08.04.2024 which is valid upto 14.10.2029.
6. Phase- 4 of the project admeasuring area 0.7850 acres was registered in the Authority vide registration no. RC/REP/HARERA/GGM/816/548/2024/43 dated 15.04.2024 which is valid upto 31.12.2029.
7. The phasing plan has been revised by DTCP vide Drg no. DTCP 10577 dated 14.11.2024 and accordingly, the building plan of the project has been approved for phase 5, 6 and 8 by DTCP vide memo no. ZP-915A/JDCRA/2025/2922 dated 23.01.2025 valid upto 22.01.2030.
8. Phase- 5 of the project admeasuring area 5.1743 acres was registered in the Authority vide registration no. RC/REP/HARERA/GGM/944/676/2025/47 dated 10.05.2025 which is valid upto 30.06.2031.
9. Phase- 6 of the project admeasuring area 1.3125 acres was registered in the Authority vide registration no. RC/REP/HARERA/GGM/945/677/2025/48 dated 02.05.2025 which is valid upto 30.06.2031.
10. The promoter has applied for the Phase 7 of the Project on 27.03.2026.
11. Phase 8 is yet to be applied by the promoter and phase 9 & 10 are future development.

The public notice with regard to the registration application of the promoter has been published in three newspapers i.e., Hindustan Times, The Times of India and Dainik Jagran dated 05.04.2026 against which no objections have been received in the Authority.

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The application for registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1044 dated 16.04.2026 was issued to the promoter with an opportunity of being heard on 20.04.2026.

On 20.04.2026, the matter is adjourned to 27.04.2026.

On 27.04.2026, the matter is adjourned to 11.05.2026.

The changes made in the building plan as submitted by the promoter are tabled below.

Sr No.	Name of building	Changes in previous building
1.	Community building	No change
2.	High school	No change
3.	Nursery school 2	Increased 2 floors for Nursery school 3
4.	Nursery school 3	New added above Nursery school 2
5.	Dispensary + Post office	No change
6.	Primary school	No change

The site of projects has been physically inspected on 07.05.2026 and it is submitted that the project site is situated in Sector 36A, Gurugram adjacent to Dwarka expressway. A metal road has been developed from Dwarka expressway to project site and the same is motorable. Permission for the same has been taken from the GMDA dated 21.10.2024. The promoter had started the construction of the project and as on date the structure work for community building is under progress at basement level. No work for other community facilities i.e. High school, Primary school, Nursery school 2 & 3 and Dispensary + Post office has been started.

The promoter has submitted a reply on 05.05.2026 which has been scrutinized and the status of documents is mentioned below

33. Present compliance status as on 11.05.2026 of deficient documents conveyed vide notice dated 16.04.2026	- Deficit fee of Rs 4,96,144/- needs to be paid. Status: Submitted vide UTRSMBCH26117002391 dated 27.04.2026 amounting Rs. 4,96,144/- - 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: Needs to be corrected. - Corrections in online DPI need to be done. Status: Needs to be corrected. - The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the state, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules 2017 in the
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		format provided under annexure “C” of Rules 2017 need to be submitted. Status: Needs to be revised alongwith authentication. 5. Changes made in the building plans duly marked on approved site plan and in tabular form needs to be submitted. Status: Submitted. 6. As building plans have been revised. Consent of 2/3rd allottees needs to be submitted if any. Status: Not submitted. Further, promoter clarified that as per phasing policy dated 24.04.2023 clause 4.1.1, consent shall be limited to phase in which revision is proposed. Phase 7 is for construction of community building wherein no sale or third-party right is proposed to be created and there are no allottees. Accordingly, consents are not applicable. 7. Status of development works along with site photos needs to be submitted Status: Not submitted except two photos. 8. An application dated 30.03.2026 has been submitted by you for compliances of order of the Authority dated 21.04.2025. However, there is a delay of approx. 9 months for compliance of directions given in the order. The same needs to be clarified. Status: Promoter states that they requested for time extension vide letter dated 30.06.2025 stating that building plans are under revision but the fact is that no revision has been made after their request letter 9. Fire scheme approval (approved plans) needs to be submitted. Status: Submitted. 10. Approved Service plans and Estimates (approved booklet & plans) needs to be submitted. Status: Partly submitted. Further, approval booklet for 2025 and plans for 2024 needs to be submitted. 11. Road access permission and water supply assurance needs to be submitted. Status: Not submitted. 12. Affidavit/ NOC for Natural Conservation zone, Tree Cutting, Forest Land diversion and Power line Shifting needs to be submitted. Status: Submitted.
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		13. Superimposed demarcation plan on approved site plan needs to be submitted. Status: Submitted. 14. PERT chart needs to be submitted. Status: Needs to be revised. 15. Draft allottees documents i.e., application form & conveyance deed and payment receipt have not been submitted, the same needs to be clarified and submitted. Status: Not submitted. Promoter clarified that Phase 7 is for construction of community building wherein no sale or third-party right is proposed to be created and there are no allottees. Accordingly, draft allottees documents are not required. 16. Draft allottees documents i.e., allotment letter & builder buyer agreement have not been submitted, the same needs to be clarified and submitted. Status: Not submitted. Promoter clarified that Phase 7 is for construction of community building wherein no sale or third-party right is proposed to be created and there are no allottees. Accordingly, draft allottees documents are not required. 17. Draft brochure/advertisement needs to be submitted. Status: Needs to be revised. 18. Mining permission needs to be submitted. Status: Not submitted. 19. Land cost needs to be clarified according to area apply for registration. Status: Needs to be revised. 20. COI needs to be provided. Status: Needs to be revised. 21. Project report need to be submitted. Status: Needs to be revised. 22. KYC of project consultant needs to be submitted. Status: Needs to be revised. 23. KYC of registered agent needs to be submitted along with RERA agent certificate. Status: Affidavit needs to be submitted for no registered agent. 24. Background of the promoter needs to be submitted. Status: Needs to be revised. 25. CA certificate for net worth needs to be submitted. Status: Latest needs to be submitted.
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		26. CA certificate for cost incurred and to be incurred needs to be revised. Status: Needs to be revised. 27. Quarterly statement of expenditure and sources needs to be submitted. Status: Not submitted. 28. Cash flow statement needs to be submitted. Status: Not submitted. 29. REP II needs to be notarized and stamped. Status: Submitted. 30. Bank undertaking needs to be submitted. Status: Not submitted. Promoter clarified that Phase 7 is being constructed by promoter out of own funds and further, there are community building wherein no sale or third-party right is proposed to be created and no sale proceeds will be generated. Accordingly, no requirement for opening of bank account. 31. Board resolution for opening of separate bank account need to be submitted along with KYC of authorized person. Status: Not submitted. Promoter clarified that Phase 7 is being constructed by promoter out of own funds and further, there are community building wherein no sale or third-party right is proposed to be created and no sale proceeds will be generated. Accordingly, no requirement for opening of bank account. 32. Affidavit regarding arrangement with the separate bank account under section 4(2)(l)(D) needs to be submitted. Status: Not submitted. Promoter clarified that Phase 7 is being constructed by promoter out of own funds and further, there are community building wherein no sale or third-party right is proposed to be created and no sale proceeds will be generated. Accordingly, no requirement for opening of bank account. 33. Affidavit from MD regarding no loan on project land needs to be submitted. Status: Submitted. 34. Copy of paid challan of EDC/IDC needs to be submitted. Status: Submitted. 35. Affidavit regarding 10% auto deduction of EDC/IDC from separate bank account needs to be submitted Status: Not submitted. Promoter clarified that Phase 7 is being constructed by promoter out of own funds and further, there are community building wherein no sale or
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		third-party right is proposed to be created and no sale proceeds will be generated. Accordingly, no requirement for opening of bank account.
34.	Remarks	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. 2. Corrections in online DPI need to be done. 3. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being developed by the promoter in the state, if any, in accordance with Rule 14(1)(a)(iii) of the Haryana Real Estate (Regulation and Development) Rules 2017 in the format provided under annexure "C" of Rules 2017 need to be submitted. 4. As building plans have been revised. Consent of 2/3rd allottees needs to be submitted if any. 5. Status of development works along with site photos needs to be submitted 6. An application dated 30.03.2026 has been submitted by you for compliances of order of the Authority dated 21.04.2025. However, there is a delay of approx. 9 months for compliance of directions given in the order. The same needs to be clarified. 7. Approved Service plans and Estimates (approved booklet & plans) needs to be submitted. 8. Road access permission and water supply assurance needs to be submitted. 9. PERT chart needs to be submitted. 10. Draft brochure/advertisement needs to be submitted. 11. Mining permission needs to be submitted. 12. Land cost needs to be clarified according to area apply for registration. 13. COI needs to be provided. 14. Project report need to be submitted. 15. KYC of project consultant needs to be submitted. 16. KYC of registered agent needs to be submitted along with RERA agent certificate. 17. Background of the promoter needs to be submitted. 18. CA certificate for net worth needs to be submitted. 19. CA certificate for cost incurred and to be incurred needs to be revised. 20. Quarterly statement of expenditure and sources needs to be submitted. 21. Cash flow statement needs to be submitted.



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		22. Bank undertaking needs to be submitted. 23. Board resolution for opening of separate bank account need to be submitted along with KYC of authorized person. 24. Affidavit regarding arrangement with the separate bank account under section 4(2)(l)(D) needs to be submitted. 25. Affidavit regarding 10% auto deduction of EDC/IDC from separate bank account needs to be submitted
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Recommendation: The application submitted by the promoter for registration of the real estate project under Section 4 of the Act of 2016, as per the details given above, is complete. All the requisite documents as required under Section 4 of the Act of 2016 and the Haryana Rules, 2017 have been submitted and found to be in order, except for corrections in A to H, corrections in the online DPI, Consent of 2/3rd allottees, Bank undertaking etc. including documents mentioned above at S. No. 34.

It is recommended that the Authority may consider the grant of registration, subject to the submission of the above.

Asha
Asha

Chartered Accountant

Sumeet
Sumeet

Engineering Officer

Day and Date of hearing

Monday and 11.05.2026

Proceeding recorded by

Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 11.05.2026.

Sh. Sumeet, Engineering Officer and Ms. Asha, Chartered Accountant briefed about the facts of the case.

Sh. Kunal Rishi, Ms. Nivriti Deepak Kumar Raniwale, Sh. Pranoy Satpathy and Sh. Vijender Gaur are present on behalf of the promoter.

The Authorized Representative (AR) of the promoter submits that the Krisumi City project is being developed over an area measuring 33.3813 acres in ten phases, out of which six phases have already been registered and the seventh phase has presently been applied for registration under Section 4 of the Act, 2016. It is further submitted that Phase 7 of the project comprises community facilities only, namely Community Building, High School, Primary School, Nursery School-2 & 3 and Dispensary + Post Office, wherein no third-party rights have been created till date nor are proposed to be created in future.

Further, the AR submits that the building plans for Phase 7 were approved by DTCP on 13.02.2024 and subsequently revised on 23.01.2025. At the time of revision, only Nursery School-3 was added in the earlier approved building plans without any other change, and the same was incorporated by increasing two floors in the existing building of Nursery School-2.

The AR further submits that clause 4.1.1 of the Phasing Policy issued by the Government of Haryana vide Memo No. Misc-862/2023/7/1/2023-2TCP/11689-91 dated 24.04.2023 stipulates as under:

"In case where colony is proposed to be developed in phases, obtaining two-third consent for revision of layout/building plan shall be limited to the phase in which such revision is proposed."



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The AR further submits that in the present case, Phase 7 is exclusively designated for construction and development of community facilities only, wherein no apartment, unit or flat is proposed to be constructed, developed or sold, nor any sale or third-party right, title or interest is being created or proposed to be created in respect of the land/buildings forming part thereof. Consequently, no sale proceeds are being generated or proposed to be generated from the said phase. These buildings are being constructed by the promoter from its own funds as mandated under Section 3(3)(a)(iv) of the Haryana Development and Regulation of Urban Areas Act, 1975.

In view of the above, the AR submits that submission of consent of 2/3rd allottees, draft allottee documents and opening of separate bank accounts along with other related documents for bank operations are not required in the instant case and requests the Authority to consider the same accordingly.

Further, the AR submits that the application for registration of Phase 7 was submitted before the Authority on 27.03.2026 in compliance of the orders of the Authority dated 21.04.2025. However, there has been delay in submission of the application, for which the promoter has already sought extension of time vide application dated 30.06.2025. The Authority observes that the promoter has complied with the directions of the Authority and the objective of the Authority, i.e., registration of community facilities along with other phases of the Krisumi City project, stands fulfilled while safeguarding the rights of the allottees.

Finally, the AR of the promoter requests the Authority to grant registration to the project as all the requisite approvals are in place and the remaining minor deficiencies/documents shall be submitted within five days.

The Authority has taken note of the submissions made by the AR of the promoter and is of the considered view that consent of 2/3rd allottees is not required in terms of Clause 4.1.1 of the Phasing Policy dated 24.04.2023 issued by the Government of Haryana, as the phasing has already been approved and there are no existing allottees in Phase 7 for which registration has been sought.

Further, since no future sale is proposed in respect of the land/buildings forming part of Phase 7 and the project is being developed entirely from the promoter's own funds, the promoter is exempted from submission of draft allottee documents and opening of separate bank accounts along with related documents pertaining to bank operations. However, in this regard, the promoter is directed to submit the remaining documents along with an affidavit from the Managing Director of the promoter company confirming that there are no existing allottees in Phase 7 and that no third-party rights in respect of the land/buildings forming part of Phase 7 shall be created in future as well as that the construction of the project shall be undertaken by the promoter from its own funds as no sale proceeds from allottees will take place.

Accordingly, the registration of the project is approved as proposed. The Registration Certificate shall be issued subject to submission of the affidavit of the Managing Director and remaining deficiencies mentioned above at Sr. No. 34, including correction in Forms A to H and online DPI


(Arun Kumar)
Chairman, HARERA