

Hearing brief for amendment of registration of Project u/s 4

S.No	Particulars	Details
1.	Name of the project	Waterfall Suites
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
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	Phase
	Total no. of phases	10 (As per revised phasing plan dated 14.11.2024)
	Phase no.	2
11.	Online application ID	RERA-GRG-PROJ-2211-2026
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 3.886 Acres
14.	Projected completion date as per REP II	31.12.2028
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



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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	2 (Tower 1A (G+34) and EWS Tower (S+14))		
22.	Total no. of units	Residential units: 320, EWS units: 392 & Commercial units: 1		
23.	Sold Units	Not submitted.		
24.	Unsold units	Not submitted.		
25.	Carpet area	464 sq ft – 591 sq ft for residential 1BHK unit 6353 sq ft for pant house 192 sq ft for EWS		
26.	Total project cost	Rs. 281.29 crore		
27.	Expenditure incurred	Rs. 25.11 crore		
28.	Expenditure to be incurred	Rs. 256.18 crore.		
29.	Cost of construction	Rs. 3700.78 per sq ft. for residential tower 1A		
30.	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	-

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 अर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



iii)	Revised Building plan approval (includes phase 2)	ZP-915/PA(DK)/2023/2405 dated 25.01.2023	24.01.2028
	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 scheme approval (For tower 1A, EWS Block and Nursery School)	FS/2023/790 dated 19.07.2023	18.07.2028
	Fire scheme approval (EWS Block, G+7)	FS/2024/461 dated 02.04.2024	01.04.2029
	Fire scheme approval (EWS Block, G+14)	FS/2025/31 dated 25.07.2025	24.07.2030
viii)	Service plan estimates approval (Ph 2)	LC-2819/JE(SJ)/2023/24993 dated 27.07.2023	-
	Service plan estimates approval (Ph 3, 4 & 7)	LC-2819-III/JE(SK)/2024/23977 dated 30.07.2024	-



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	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	-
ix)	Electrical load availability connection	Memo no. Ch. 38/ Drg.- PLC dated 24.10.2024	-
31.	Fee Details		
	Registration Fee	Resi - 35337.733 x 3.19 x 10 = Rs. 11,27,274/- Comm - 91.12 x 3.19 x 20 = Rs. 5813/-	
	Processing Fee	35428.853 x 10 =Rs 3,54,289/-	
	Late Fee (Imposed at the time of initial registration vide RC no. 59 of 2023)	450% of registration fees 5,15,757*4.5 = Rs. 23,20,907/-	
	Processing Fee (Earlier fees to be forfeited)	Rs. 2,74,895/-	
	Total Fee	= 11,33,087 + 3,54,289 + 23,20,907 + 2,74,895 = Rs. 40,83,178/-	
	Note: The file is submitted for amendment of registration. Late fee is reproduced same as calculated at the time of registration. Processing fees paid at the time of registration shall be forfeited so the same has also been reproduced. Further, the FAR component has been considered as 3.19 as an average for overall FAR.		
32.	DD amount	Rs 7,57,555/- Rs. 23,20,904/- Rs. 33,100/- Rs. 94,630/-	
	DD no. and date	774369 dated 10.02.2023 933898 dated 11.04.2023 IMPSRRN No. 309516476335 dated 05.04.2023 UTRSMBCH26084445270 dated 25.03.2026	
	Name of the bank issuing	Kotak Mahindra Bank	
	Deficient amount	40,83,178- 32,06,189 = Rs.8,76,989/-	
33.	File Status	Date	
	File received on	30.03.2026	
	First notice Sent on	17.04.2026	
	1st hearing on	27.04.2026 (Adjourned)	
	2nd hearing on	11.05.2026	



34. Case History:

The Promoter Krisumi Corporation Pvt. Ltd. who is a collaborator applied for amendment of registration of real estate group housing colony namely "Waterfall Suites" located at Sector-36A, Gurugram under section 4 of the Real Estate (Regulations and Development) Act, 2016 vide central receipt no. 109128 dated 30.03.2026 and RPIN-1045. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2211-2026.

The project area for amendment of registration is 3.886 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 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 project namely "Waterfall Suites" is already registered with the Authority vide RC no 59 of 2023 dated 08.05.2023 valid upto 31.12.2028 for an area admeasuring 3.886 acres comprising 1 residential tower alongwith EWS tower. Later on, the promoter has obtained the approval of revised building plans from DTCP Haryana, for phase 2 alongwith sanction of building plans for other phases. After that promoter has applied for amendment of registration of the project vide application dated 30.03.2026.

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.



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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 102.05.2025 which is valid upto 330.06.2031.
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 amendment application of the promoter has been published in three newspapers i.e., Hindustan Times, The Times of India and Dainik Jagran dated 07.04.2026 against which no objections have been received in the Authority.

The application for amendment of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1045 dated 17.04.2026 was issued to the promoter with an opportunity of being heard on 27.04.2026.

On 27.04.2026, the matter is adjourned to 11.05.2026.

The changes made in the building plans are not submitted by the promoter in tabular form.

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 of tower 1A has been done upto 27th floor out of 34 floors alongwith partial finishing works and further progressing. No work for EWS tower and Nursery school 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.

35.	Present compliance status as on 11.05.2026 of deficient documents conveyed vide notice dated 17.04.2026	1. Deficit fee of Rs. 8,76,989/- needs to be paid. Status: Not 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: Needs to be corrected. 3. Corrections in online DPI need to be done. Status: Needs to be corrected. 4. The details of ongoing litigation in the past five years in relation to the real estate projects developed or being
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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-संवर्धन (नियामक और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण
भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16



		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. Status: Needs to be revised alongwith authentication. 5. A duly notarized affidavit from the Managing Director of the promoter company affirming that there is no change in the approvals, financial details or documents submitted at the time of projects registration need to be submitted. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant documents, if not submitted. Status: Needs to be revised. 6. Changes made in the building plans duly marked on approved site plan and in tabular form needs to be submitted. Status: Not submitted. 7. As building plans have been revised, consent of 2/3rd allottees needs to be submitted if any. Status: Not submitted. Promoter states that no allotment has been done with respect to EWS and no plan change for phase 2 units, hence N/A. 8. Status of development works along with site photos needs to be submitted Status: Needs to be submitted for complete phase area. 9. List of the units sold to the allottees as on date of the application for amendment of registration which includes name of the allottees, unit no, unit carpet area, date of booking, average rate, total consideration and amount received needs to be provided. Status: Needs to be submitted for complete phase area. 10. List of the unsold units as on date of the application for amendment of registration which includes unit no and unit area needs to be provided. Status: Needs to be submitted for complete phase area. 11. An application dated 30.03.2026 has been submitted by you for compliances of order of 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 24.06.2025 stating that building
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		plans are under revision but the fact is that no revision has been made after their request letter. 12. Fire scheme approval (approved plans) needs to be submitted. Status: Submitted. 13. Approved Service plans and Estimates (approved booklet & plans) needs to be submitted. Status: Submitted. 14. Superimposed demarcation plan on approved site plan needs to be submitted. Status: Submitted. 15. PERT chart needs to be submitted. Status: Needs to be revised. 16. Copies of 5 executed allottees documents i.e., application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt needs to be submitted. Status: Not submitted. 17. Draft brochure/advertisement needs to be submitted. Status: Not submitted. 18. Land cost needs to be clarified according to area apply for registration. Status: Needs to be revised. 19. COI needs to be provided. Status: Not submitted. 20. Project report need to be submitted. Status: Needs to be revised. 21. KYC of project consultant needs to be submitted. Status: Not submitted. 22. KYC of registered agent needs to be submitted along with RERA agent certificate. Status: Not submitted. 23. Background of the promoter needs to be submitted. Status: Not submitted. 24. CA certificate for net worth needs to be submitted. Status: Latest needs to be submitted. 25. CA certificate for cost incurred and to be incurred needs to be revised. Status: Needs to be revised. 26. CA certificate for non-default needs to be submitted. Status: Not submitted. 27. CA certificate for financial details of inventory (Sold / Unsold) needs to be submitted.
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		Status: Not submitted. 28. CA certificate for REP I need to be submitted. Status: Not submitted. 29. Quarterly statement of expenditure and sources needs to be submitted. Status: Not submitted. 30. Copy of paid challan of EDC and IDC needs to be submitted. Status: Submitted. 31. Cash flow statement needs to be submitted. Status: Not submitted. 32. REP II needs to be notarized and stamped. Status: Needs to be revised. 33. Bank undertaking needs to be submitted. Status: Not submitted. 34. Board resolution for opening of separate bank account needs to be submitted along with KYC of authorized person. Status: Not submitted. 35. Affidavit regarding arrangement with the separate bank account under section 4(2)(I)(D) needs to be submitted. Status: Not submitted.
36.	Remarks	1. Deficit fee of Rs. 8,76,989/- needs to be paid. 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. 3. Corrections in online DPI need to be done. 4. 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. 5. A duly notarized affidavit from the Managing Director of the promoter company affirming that there is no change in the approvals, financial details or documents submitted at the time of projects registration need to be submitted. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant documents, if not submitted. 6. Changes made in the building plans duly marked on approved site plan and in tabular form needs to be submitted. 7. As building plans have been revised, consent of 2/3rd allottees needs to be submitted if any.



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	8. Status of development works along with site photos needs to be submitted 9. List of the units sold to the allottees as on date of the application for amendment of registration which includes name of the allottees, unit no, unit carpet area, date of booking, average rate, total consideration and amount received needs to be provided. 10. List of the unsold units as on date of the application for amendment of registration which includes unit no and unit area needs to be provided. 11. An application dated 30.03.2026 has been submitted by you for compliances of order of 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. 12. PERT chart needs to be submitted. 13. Copies of 5 executed allottees documents i.e., application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt needs to be submitted. 14. Draft brochure/advertisement needs to be submitted. 15. Land cost needs to be clarified according to area apply for registration. 16. COI needs to be provided. 17. Project report need to be submitted. 18. KYC of project consultant needs to be submitted. 19. KYC of registered agent needs to be submitted along with RERA agent certificate. 20. Background of the promoter needs to be submitted. 21. CA certificate for net worth needs to be submitted. 22. CA certificate for cost incurred and to be incurred needs to be revised. 23. CA certificate for non-default needs to be submitted. 24. CA certificate for financial details of inventory (Sold / Unsold) needs to be submitted. 25. CA certificate for REP I need to be submitted. 26. Quarterly statement of expenditure and sources needs to be submitted. 27. Cash flow statement needs to be submitted. 28. REP II needs to be notarized and stamped. 29. Bank undertaking needs to be submitted. 30. Board resolution for opening of separate bank account needs to be submitted along with KYC of authorized person.
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		31. Affidavit regarding arrangement with the separate bank account under section 4(2)(l)(D) needs to be submitted.
 Asha Chartered Accountant		 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 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. The promoter has applied for amendment in the registration of Phase-2 of the project pursuant to the revision in the building plans of the said phase. The deficiencies in the amendment application were conveyed to the promoter vide notice dated 17.04.2026 issued by the Authority, along with an opportunity of hearing on 27.04.2026. The matter was adjourned on the first date of hearing due to non-submission of the reply by the promoter, and another opportunity was granted for 11.05.2026. However, despite sufficient time and opportunities being granted, the promoter has failed to submit the deficit fee, consent of 2/3rd allottees of the project, along with several other deficient documents before the Authority. In view of the above, the application filed by the promoter for amendment in the registration of the project is hereby returned with liberty to file a fresh application along with all requisite documents, including submission of consent from 2/3rd allottees of the project. The processing fee deposited by the promoter for amendment of registration stands forfeited. However, the balance fee, if any, shall be considered in the fresh application to be submitted before the Authority.		
		 (Arun Kumar) Chairman, HARERA

