HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

हरियाणा भूसंपदा विनियामक प्राधिकरण गुरुग्राम-

New PWD Rest House, Civil Lines, Gurugram, Haryana

Promoter Name M/s Krisumi Corporation Pvt. Ltd
Project Name Waterfall Residence

Hearing brief for continuation of registration of project u/s 6				
S No.	**Particulars**	**Details**		
1.	**Name of the project**	Waterfall Residence		
2.	**Name of the promotor**	M/s Krisumi Corporation Pvt. Ltd		
3.	**Nature of the project**	Group Housing		
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**	Ongoing		
8.	**Whether registration applied for whole**	Phase		
	Phase no.	1		
9.	**RERA Temp ID**	RERA-GRG-1608-2024		
10.	**RERA Registration No.**	03 of 2018 dated 08.05.2018		
11.	**Validity of Registration Certificate**	Valid From 08.05.2018	Valid Up to 31.12.2023	
12.	**Date of application**	29.03.2024		
13.	**Date of Completion of project**	31.12.2023		
14.	**QPR Compliance**	All QPR's submitted		
15.	**4(2)(L)(D) Compliance**	All 4(2)(l)(D) submitted		
16.	**4(2)(L)(C) Compliance**	31.12.2024		
17.	**Compliance of conditions of RC**	N/A		
18.	**Proceeding pending against the project**	N/A		
19.	**Date of commencement of project**	Not provided		
20.	**Reasons for delay**	Not provided		
21.	**License no.**	39 of 2013 dated 04.06.2013 85 of 2014 dated 08.10.2014 166 of 2023 dated 18.08.2023		03.06.2026 07.08.2024 17.08.2028
22.	**Total licensed area**	30.3813 acres	**Area applied for extension**	5.4375 Acres
23.	**Fee Calculation-**			

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	Fee at the time of registration		
	A.	Registration fee	Res-64718.987*1.75*10=₹11,32,582/- Comm-108*1.75*20=₹3780/- Total=₹11,36,362/-
	B.	Extension fee at the time of registration	₹5, 68,181/-
	C.	Processing fee at the time of registration	64826.987*10=₹6,48,270/-
	D.	Late fee at the time of registration	N/A
	E.	Total fee (a+b+c)	₹23,52,813/-
	Fee at the time of extension of registration		
	A.	Extension Fee (Half of Registration fee)	₹5,68,181/-
	B.	Processing fee at the time of extension	64826.987*10=₹6,48,270/-
	C.	Late fee	N/A
	D.	Total fee (a+b+c)	₹12,16,451/-
	Total Fee (Registration + Extension)		-
20.	**DD Details at the time of registration**		
	A.	DD amount	1. ₹6,47,161/- 2. ₹4,85,371/- 3. ₹5,66,266/- 4. ₹13,02,285/-
	B.	DD no. and date	1.268929 dated 06.03.2019 2. 468007 dated28.03.2018 3. 649677 dated30.10.2019 4.869000 dated 22.05.2019
	C.	Total amount	₹30,01,083/-
	DD Details for extension of registration		
	A.	NEFT Amount	₹1,50,000/-
	B.	NEFT no. and date	DOR1328141000 dated 29.03.2024
	C.	Total amount	₹1,50,000/-
	E.	**Deficit Fee**	₹4,18,181/-

21. **Statutory approvals either applied for or obtained prior to registration**

S.No	Particulars	Date of approval	Validity up to
	License	39 of 2013 dated 04.06.2013	03.06.2026

	1.		85 of 2014 dated 08.08.2014	07.08.2024
			166 of 2023 dated 18.08.2023	17.08.2028
	2.	**Building plan Approval**	ZP-915/AD(RA)/2018/1568 dated 12.01.2018	11.01.2023**(expired)**
		Revalidated Building Plan Approval	ZP-915/PA(DK)/2023/206 dated 03.01.2023	11.01.2028
	3.	**Environmental Clearance**	SEIAA/HR/2023/406 dated 18.12.2023	17.12.2033
	4.	**Airport height clearance (NOC)**	PALM/NORTH/B/111122/725863 dated 07.12.2022	06.12.2030
			PALM/NORTH/B/111122/725860 dated 07.12.2022	06.12.2030
	5.	**Fire scheme approval**	FS/MCG/2019/75 dated 25.04.2019	
	6.	**Service plan and estimate approval**	LC-2819-JE(S)-2022/11238 dated 25.04.2022	
22.	**File Status**		**Date**	
	Application submitted on		29.03.2024	
	1st Hearing		22.04.2024	
	First notice sent on		14.05.2024	
	2nd Hearing		20.05.2024	
	3rd Hearing		10.06.2024	
	4th Hearing		22.07.2024	

23.	**Case History:** An application regarding extension of registration of project namely "Waterfall Residence" situated at Sector-36A, Gurugram Haryana being developed by M/s Krisumi Corporation Pvt. Ltd was submitted on 29.03.2024 under section 6 of Real Estate (Regulation and Development) Act, 2016. This application for extension of registration is under scrutiny and notice is not dispatched till date. **Proceedings dated: 22.04.2024,** Ms. Prachi Singh, Planning Executive briefed about the facts of the project. Deficiency notice to be dispatched. The director/CEO/Project-Incharge of the promoter company is directed to be present along with the authorized representative of the landowner companies along with board resolution on the next date of hearing. The matter to come up on 20.05.2024.

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	Proceedings dated: 20.05.2024, Ms. Prachi Singh, Planning Executive briefed about the facts of the project. None present on behalf of the promoter. Matter to come up on 10.06.2024. **Proceedings dated: 10.06.2024**, Ms. Deepika, Planning Executive and Ms. Suruchi Pandey, Chartered Accountant briefed about the facts of the case. None is present on behalf of the promoter as an email request for adjournment has been received. The reply to the deficiency notice is also yet not submitted. The matter to come up on 22.07.2024.	
24.	**Present compliance status as on 22.07.2024 of the deficiencies conveyed in last hearing dated 10.06.2024**	1. Correction in REP-V form needs to be submitted. **Status: Submitted, but needs to be revised.** 2. Corrections in online DPI needs to be done. **Status: Submitted, but needs to be revised.** 3. Deficit fee ₹4,18,181/- need to be submitted. **Status: RTGS No. SMBCH2414148418874 dated 27.05.2024 amounting Rs. 4,18,181/-** 4. Copy of renewed building plan BR-III need to be provided. **Status: Submitted, renewed building plan till 11.01.2028.** 5. Copy of renewed AAI NOC need to be provided. **Status: Submitted** 6. Copy of approved service plans and estimates need to be submitted. **Status: Submitted** 7. Booking list of flats/shops sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat/shop no., carpet area/super area, date of booking, average rate, and total consideration needs to be provided. **Status: Submitted, but needs to be revised.** 8. Details of unsold flats/shops need to be provided. **Status: All the units are sold hence, no list of sold/ unsold units submitted.** 9. Copy of Site photographs for the physical status of construction need to be provided. **Status: Submitted** 10. PERT Chart specifying date of completion needs to be submitted. **Status: Submitted**

		11. Project report need to be provided. **Status: Submitted** 12. REP-II needs to be provided. **Status: Submitted** 13. Supporting documents for reasons for delay of the project needs to be submitted. **Status: Submitted** 14. Copy of DD submitted at the time of registration needs to be provided. **Status: Submitted** 15. MOA, AOA, COI, PAN, TAN, GST of company and if in case of name change of entity then COI in new name of company needs to be submitted. **Status: Submitted** 16. KYC of all directors, MEP, Authorized signatory, Consultants needs to be submitted. **Status: Submitted** 17. CA Certificate for expenditure to be incurred and expenditure incurred till date is not match with DPI. Clarifications required. **Status: Submitted** 18. Supporting documents for land cost needs to be submitted. **Status: Submitted** 19. Financial statements for last three years of promoter needs to be submitted. If there are any financial obligations, statutory dues then detail need to be submitted **Status: Submitted** 20. If there are any other adverse financial position, then clarification needs to be submitted. **Status: Independent Auditors Report along with audited balance sheet submitted.** 21. Bank undertaking needs to be submitted. **Status: Submitted but needs to be revised as it is not on project name. As per QPR/REP-1** **Master A/c is 258722687226 whereas per bank undertaking Master A/c is**

		10087002, RERA A/c is 10087000 and Free A/c is 10087001. Final approval for change in bank account needs to be submitted. 22. Original copy of Financial and inventory details certified by CA needs to be provided. **Status: Submitted for dated 30.01.2019, it should be revised.** 23. CA certificate for Net worth of promoter needs to be submitted. **Status: Submitted** 24. Schedule and Challan copy of IDC, EDC needs to be submitted. **Status: Submitted** 25. Quarterly expenditure statement needs to be submitted. **Status: Submitted.** 26. Statement of Quarterly source of fund needs to be submitted. **Status: Submitted** 27. Cash Flow statement needs to be submitted. **Status: Submitted** 28. Board resolution duly acknowledged for operation of bank account is needs to be submitted with properly specifying same to be 70% collection account as per RERA rules. **Status: Submitted** 29. Required Board resolution for authorizing person to operate Bank accounts and KYC of all authorized signatories to operate the bank accounts. **Status: Submitted** 30. Affidavit of promoter regarding arrangement with bank of master account under section 4(2)(l)(d) needs to be submitted. **Status: Not submitted**
25.	**Remarks**	1. Correction in REP-V form needs to be submitted. 2. Corrections in online DPI needs to be done. 3. Booking list of flats/shops sold to the allottees as on date of the application applied for extension which includes name of the allottees, flat/shop no., carpet area/super area, date of

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		booking, average rate, and total consideration needs to be provided. 4. Bank undertaking needs to be revised. 5. Original copy of Financial and inventory details certified by CA needs to be revised. 6. Affidavit of promoter regarding arrangement with bank of master account under section 4(2)(l)(d) needs to be submitted.

Recommendation: - The application submitted by the promoter for permission of continuation of registration u/s 7(3) of the Act, 2016 along with requisite documents has been scrutinized and is found to be in order except the documents listed above at S. No. 25. It is recommended that the request of the promoter may be allowed subject to the submission of above-mentioned pending documents.

(Ashish Dubey)
Chartered Accountant

(Deepika)
Planning Executive

Day and Date of hearing	Monday and 22.07.2024
Proceeding recorded by	Sh. Ram Niwas

PROCEEDINGS OF THE DAY

Proceedings dated: 22.07.2024

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

Sh. Akash Khurana (AR), Ms. Nivriti Raniwala (Advocate) and Sh. Rahul (AR) are present on behalf of the promoter. The AR submitted that they have filed the pending 4(2)(l)(D) Reports.

Approved as proposed subject to submission of bank undertaking in the name of the project and approval of change of bank account.

(Sanjeev Kumar Arora)
Member, HARERA

(Ashok Sangwan)
Member, HARERA

(Vijay Kumar Goyal)
Member, HARERA

(Arun Kumar)
Chairman, HARERA