**Project – Waterfall Suites**
**Promoter - M/s Krisumi Corporation Pvt. Ltd.**

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

| S.No | Particulars | Details | | |
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| 1. | Name of the project | Waterfall Suites | | |
| 2. | Name of the promoter | M/s Krisumi Corporation Pvt. Ltd. | | |
| 3. | Brief of 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)<br>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-2289-2026 | | |
| 12. | License no. | 39 of 2013 dated 04.06.2013<br>85 of 2014 dated 08.08.2014<br>166 of 2023 dated 18.08.2023<br>71 of 2024 dated 28.06.2024 | | Valid upto 03.06.2031<br>Valid upto 07.08.2029<br>Valid upto 17.08.2028<br>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<br>For RC No. 59 of 2023 dated 08.05.2023: All QPR's submitted<br>For RC No. 39 of 2024 dated 08.04.2024: All QPR's submitted<br>For RC No. 43 of 2024 dated 15.04.2024: All QPR's submitted<br>For RC No. 47 of 2025 dated 05.05.2025: All QPR's submitted<br>For RC No. 48 of 2025 dated 02.05.2025: All QPR's submitted<br>For RC No. 38 of 2026 dated 22.06.2026 – N/A | | |
| 16. | 4(2)(l)(D) Compliances (if applicable) | For RC No. 03 of 2018: All 4(2)(l)(D) submitted<br>For RC No. 59 of 2023: All 4(2)(l)(D) submitted<br>For RC No. 39 of 2024: All 4(2)(l)(D) submitted<br>For RC No. 43 of 2024: All 4(2)(l)(D) submitted<br>For RC No. 47 of 2025: NA<br>For RC No. 48 of 2025: NA | | |

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| | | For RC No. 38 of 2026 – N/A |
| 17. | 4(2)(l)(C) Compliances (if applicable) | RC No. 03 of 2018 – Expired (OC 12.12.2024)<br>RC No. 59 of 2023 – Valid<br>RC No. 39 of 2024 - Valid<br>RC No. 43 of 2024 – Valid<br>RC No. 47 of 2025 – Valid<br>RC No. 48 of 2025 – Valid<br>RC No. 38 of 2026 - 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:<br>• RERA-GRG-2091-2020- SCN For 4(2)(l)(D): All submitted<br>• RERA-GRG-3185-2022- SCN For 4(2)(l)(D): All submitted<br>• RERA-GRG-3571-2022- SCN For QPR: All QPR's submitted<br>For RC No. 59 of 2023, 39 of 2024, 43 of 2024 & 38 of 2026 - No monitoring cases pending |
| 20. | RC Conditions Compliances (if applicable) | For RC No. 03 of 2018: No RC Conditions<br>For RC No. 59 of 2023: Revised Fire Scheme approval and Revised Service Plan and Estimate approval within 3 months- Status: Submitted<br>For RC No. 39 of 2024: Approved Service Plan and Estimate within 4 months- Status: Submitted<br>For RC No. 43 of 2024: Approved Service Plan and Estimate within 4 months- Status: Submitted<br>For RC No. 47 of 2025: EC, FS, SPE within 4 months- Status: Submitted<br>For RC No. 48 of 2025: EC, FS, SPE within 4 months- Status: Submitted<br>For RC No. 38 of 2026: No RC conditions |
| 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 | Residential units: 318 |
| 24. | Unsold units | Residential units: 2 |
| 25. | Total Sale Consideration | Rs 505.97 crs |
| 26. | Amount Received | Rs 336.01 crs |
| 27. | Amount to be received | Rs 169.96 crs |
| 28. | Balance in RERA A/c | Rs 90.55 crs. (As per QPR as on 30.06.2026) |
| 29. | Carpet area | 464 sq ft – 591 sq ft for residential 1BHK unit<br>6353 sq ft for penthouse<br>192 sq ft for EWS |
| 30. | Total project cost | Rs. 281.29 crore |
| 31. | Expenditure incurred | Rs. 25.11 crore |
| 32. | Expenditure to be incurred | Rs. 256.18 crore. |
| 33. | Cost of construction | Construction Cost of Tower: Rs 3700.78 sqft<br>Construction Cost of Commercial: Rs 3576.60 sqft<br>Construction Cost of Club House: Rs 3540.85 sqft<br>Construction Cost of Nursery School: Rs 2352.93 sqft |
| 34. | 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<br>85 of 2014 dated 08.08.2014<br>166 of 2023 dated 18.08.2023<br>71 of 2024 dated 28.06.2024 | 03.06.2031<br>07.08.2029<br>17.08.2028<br>27.06.2029 |
| ii) | Zoning Plan Approval | DGTCP 9506 dated 21.08.2023 | - |
| | Revised Zoning plan approval | Drg No. DTCP 10307 dated 01.07.2024 | - |
| 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 |

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| | | **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 | - |
| | | **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 | - |

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| **35.** | **Fee Details** | |
| | **Registration Fee** | Resi – 35337.733 x 3.19 x 10<br>= Rs. 11,27,274/-<br>Comm – 91.12 x 3.19 x 20<br>= Rs. 5813/-<br>**Total – Rs. 11,33,087/-** |
| | **Processing Fee** | 35428.853 x 10 =Rs 3,54,289/- |
| | **Late fee**<br>(Imposed at the time of initial registration vide RC no. 59 of 2023) | 450% of registration fees<br>5,15,757*4.5 = Rs. 23,20,907/- |
| | **Processing fee (Earlier fees at the time of registration to be forfeited)** | Rs. 2,74,895/- |
| | **Processing fee (Earlier fees at the time of amendment registration file returned on 11.05.2026 to be forfeited)** | Rs. 3,54,289/- |
| | Total | **= 11,33,087 + 3,54,289+ 23,20,907 + 2,74,895 + 3,54,289/-**<br>**= Rs. 44,37,467/-** |
| | **Note:** The file is submitted for amendment of registration. Late fees are reproduced same as calculated at the time of registration. Processing fees paid at the time of registration & earlier amendment application 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. | |
| **36.** | **Fee details** | |
| | **DD amount** | Rs 7,57,555/-<br>Rs. 23,20,904/- |

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| | | Rs. 33,100/-<br>Rs. 94,630/-<br>Rs. 12,31,278/-<br>**Total Rs. 44,37,467/-** |
| | **DD no. and date** | 774369 dated 10.02.2023<br>933898 dated 11.04.2023<br>IMPSRRN No. 309516476335 dated 05.04.2023<br>UTRSMBCH26084445270 dated 25.03.2026<br>UTR No. SMBCH26189021899 dated 08.07.2026 |
| | **Name of the bank issuing** | Kotak Mahindra Bank |
| | **Deficient amount** | NIL |
| **37.** | **File Status** | **Date** |
| | **File received on** | 10.07.2026 |
| | **First notice Sent on** | 30.07.2026 |
| | **1st hearing on** | 03.08.2026 (Adjourned) |
| | **2nd hearing on** | 17.08.2026 |

**38. 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. 114012 dated 10.07.2026 and RPIN-1081. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-2289-2026.

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 03.06.2031, 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 but the application was returned on 11.05.2026 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.

An application dated 30.03.2026 was also submitted by the promoter for compliances of order dated 21.04.2025 passed in respect of project namely Waterside Residency Forest Reserve -II registered vide RC no. 48 of 2025. However, it was noted that there was a delay of approx. 9 months at the time of application dated 30.03.2026, for compliance of directions given in the order as promoter had to apply for amendment in registration of phase 2 within 2 months from the order dated 21.04.2025. A clarification was sought from the promoter in the deficiencies in registration application dated 30.03.2026. the same is again sought in current application.

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 102.05.2025 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. Phase- 7 of the project admeasuring area 5.8499 acres was registered in the Authority vide registration no. RC/REP/HARERA/GGM/1066/798/2026/38 dated 22.06.2026 which is valid upto 31.03.2036.
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., The Tribune, The Indian Express and Dainik Bhaskar dated 22.07.2026 for inviting objections till 30.07.2026 and hearing on 03.08.2026 against which no objections have been received in the Authority.**

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| | The application for amendment of registration was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/1081 dated 30.07.2026 was issued to the promoter with an opportunity of being heard on 03.08.2026.<br><br>**On 03.08.2026**, the matter is adjourned to 17.08.2026.<br><br>**The promoter has submitted that there are 320 units out of which 318 units are sold and there are 244 unique allottees. The promoter has submitted the consents of 193 allottees which are more than 2/3rd in number.**<br><br>The site of projects has been physically inspected on 14.08.2026 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 32nd floor out of 34 floors alongwith partial finishing works and further progressing. The work for starting construction of EWS tower is just started and no work for Nursery school has been started.<br><br>The promoter has submitted a reply on 12.08.2026 which has been scrutinized and the status of documents is mentioned below. | |
| 39. | **Present compliance status as on 17.08.2026 of deficient documents conveyed vide notice dated 30.07.2026** | 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.<br>Status: Not submitted<br>2. Corrections in online DPI need to be done.<br>Status: Needs to be revised<br>3. 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 revised. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant documents, if not submitted.<br>Status: Needs to be revised<br>4. A notarized affidavit from the Managing Director of promoter company needs to be submitted regarding the consent of the existing two-third allotees furnished to the Authority, are genuine and original.<br>Status: Needs to be revised<br>5. Changes made in the building plans duly marked on approved site plan and in tabular form needs to be submitted.<br>**Status: Submitted. Promoter states that only EWS block has been changed by increasing number of units and floors.** |

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| | | 6. Status of development works along with site photos needs to be submitted<br>**Status: Submitted**<br>7. 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.<br>**Status: Submitted**<br>8. 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.<br>**Status: Submitted**<br>9. An application dated 30.03.2026 along with amendment 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 in respect of application dated 30.03.2026. The same needs to be clarified.<br>Status: Promoter states that they requested for time extension vide letter dated 24.06.2025 stating that building plans are under revision. Further they purchased additional land and applied for license but the same is pending. The promoter was planning to get the plans approved but delayed. The fact is that no revision has been made after their request letter.<br>10. PERT chart needs to be revised.<br>Status: Needs to be revised<br>11. Copies of 5 executed allottees documents i.e., application form, allotment letter, builder buyer agreement, conveyance deed and payment receipt needs to be submitted.<br>**Status: Submitted except conveyance deed which is not executed.**<br>12. Draft brochure/advertisement needs to be submitted.<br>Status: Needs to be revised.<br>13. Details of any other cost amounts to Rs. 692 lakhs and details of financial resources amount to Rs 7032.31 lakhs from equity needs to be submitted.<br>**Status: Submitted**<br>14. REP II dated 04.05.2026 needs to be revised as OC & CC date is missing. And Bank Undertaking needs to be submitted.<br>Status:<br>15. Original non-encumbrance certificate not below the rank of tehsildar certified on 09.03.2026 & 11.03.2026 needs to be submitted. Affidavit of no loan on the project needs to be |

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| | | submitted. Charge form uploaded on the website of MCA needs to be submitted.<br>**Status: Submitted**<br>16. Following Original CA Certificate needs to be submitted:<br>Original CA Certificate of net worth of promoter dated 09.06.2026,<br>CA Certificate of REP-1 (A-H),<br>Revised CA Certificate of non-default in payment of debt & statutory liabilities dated 05.05.2026,<br>CA Certificate of financial and inventory details of the project,<br>CA Certificate of expenditure incurred and to be incurred.<br>Status: Submitted but Revised CA Certificate of financial and inventory details of the project dated 10.08.2026 as sale consideration, amount received, consideration to be received, date of booking and name of allottee is missing. Further, DPI needs to be revised<br>17. Project Report needs to be revised as costing details is missing. Quarterly estimated expenditure, quarterly source of funds and quarterly net cash flow statement needs to be submitted.<br>Status: Submitted. Further, DPI needs to be revised.<br>18. Board resolution duly acknowledged for operation of bank account as per RERA Regulation 2016 needs to be submitted along with KYC of authorized signatories to operate these bank account. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be submitted.<br>**Status: Submitted**<br>19. Schedule and Challan of EDC and IDC paid for the project needs to be submitted.<br>Bank Statement of RERA Accounts for the month of June 2026 needs to be submitted.<br>**Status: Submitted** |
| **40.** | **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.<br>2. Corrections in online DPI need to be done.<br>3. 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 revised. In case of any change, the promoter shall specifically disclose such changes in the affidavit and submit the relevant documents, if not submitted. |

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| | | 4. A notarized affidavit from the Managing Director of promoter company needs to be submitted regarding the consent of the existing two-third allotees furnished to the Authority, are genuine and original.<br>5. An application dated 30.03.2026 along with amendment 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 in respect of application dated 30.03.2026. The same needs to be clarified.<br>**Status: Promoter states that they requested for time extension vide letter dated 24.06.2025 stating that building plans are under revision. Further they purchased additional land and applied for license but the same is pending. The promoter was planning to get the plans approved but delayed. The fact is that no revision has been made after their request letter.**<br>6. PERT chart needs to be revised.<br>7. Draft brochure/advertisement needs to be submitted.<br>8. REP II dated 04.05.2026 needs to be revised as OC & CC date is missing. And Bank Undertaking needs to be submitted.<br>9. Following Original CA Certificate needs to be submitted:<br>CA Certificate of financial and inventory details of the project, |

**Recommendation:**

The application for amendment in the registration certificate of the project under Section 4 of the Act of 2016 submitted by the promoter has been examined and found to be in order except the deficiencies listed above at S. No. 40.

It is recommended that the Authority may consider for grant of addendum certificate subject to the submission of remaining deficiencies before the issuance of the addendum certificate.

**Ashish Dubey**
**Chartered Accountant**

**Sumeet**
**Engineering Officer**

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| **Day and Date of hearing** | Monday and 17.08.2026 |
| **Proceeding recorded by** | Ram Niwas |

**PROCEEDINGS OF THE DAY**

Proceedings dated: 17.08.2026.

Sh. Sumeet, Engineering Officer and Sh. Ashish Dubey, Chartered Accountant briefed about the facts of the case.

Sh. Kunal Rishi (AR) and Sh. Vijender Gaur (AR) are present on behalf of the promoter.

The Authorized Representative (AR) of the promoter submits that the project namely, 'Krisumi City' is being developed over an area measuring 33.3813 acres in ten phases, out of which seven 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 AR submits that Phase 2 comprises one residential tower, one EWS tower and one nursery school. At the time of revisions of building plans, changes have been made only in respect of EWS tower, while the remaining components of the phase remain unchanged. Accordingly, the promoter has submitted the consent of more than 2/3rd of the unique allottees.

Further, the AR submits that the application for amendment of registration of Phase 2 was initially submitted on 30.03.2026 and was subsequently re-submitted on 10.07.2026 before the Authority in compliance with the directions contained in the orders dated 21.04.2025 passed by 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 24.06.2025.

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

The Authority observes that **Phase-2 comprises one residential tower, one EWS tower and one nursery school.** It is further observed that certain EWS units forming part of the EWS tower proposed to be included in the amended registration of Phase-2 are already covered under the registrations granted by the Authority vide **RC Nos. 39 of 2024 and 43 of 2024.** In order to avoid any duplication of registration and to ensure that the registration particulars accurately correspond with the sanctioned plans and the components of the project, the promoter is required to take appropriate steps for amendment of the aforesaid registrations. The Authority further takes note of the fact that the promoter has complied with the directions issued vide the Authority's order dated 21.04.2025 and has taken steps towards obtaining/regularising the registration of the respective phases of the project. The objective of the Authority, i.e., amendment/registration of all phases of the Krisumi City project, stands fulfilled while safeguarding the rights of the allottees. The delay in filing the present application is, therefore, considered in the aforesaid factual and procedural context.

In view of the above, the promoter is directed to file appropriate applications for amendment of the registrations granted vide RC Nos. 39 of 2024 and 43 of 2024 within a period of four weeks, so as to ensure that the EWS units forming part of the present amendment are not simultaneously covered under more than one registration. Further, the delay in application for amendment of registration of phase 2 is condoned.

Accordingly, the amendment of registration of the project is approved as proposed. The Addendum Certificate shall be issued subject to submission of the remaining deficiencies mentioned above at Sr. No. 40, including correction in Forms A to H and online DPI.

**(Arun Kumar)**
**Chairman, HARERA**