

Approval Note

Project	Waterfall Residences				
Subject	Gold Coin Requisition				
Date	09-03-2023				
Document Ref No.	HO/POOL MONEY/01-FY22-23				
S.No.	Description of item	Value/Denomination	Quantity	Total Cost	Remarks
1	Gold Coin for CP - C3004	300000		300000	Vendor- HSSK
2	Gold Coin for CP - B204	600000		600000	
3	Gold Coin for CP - C2704	600000		600000	
BUDGET - POOL MONEY			Total	1500000	
Terms and Condition - 100% advance payment					
BBA registration has been executed.					
Date	09-Mar-23	Proposed and Prepared By	Disha Rao	Nitin Bhatia/ Sachin Bhargv	Verified By
		Approved By	Vineet Nanda	Akash Khurana	Email APPROVAL
		Approved By		Takahiro Yamazaki	Mohit Jain

* TRS ON reverse working
 Bank will be deposited for
 the bank, over & above
 Rs. 15 lakhs mentioned
 above.

Disha Rao

From: Mohit Jain
Sent: 22 March 2023 12:37
To: Binu Jacob
Cc: Disha Rao
Subject: Re: Gold coin Requisition

Approved



Mohit Jain
Managing Director
Email: mj@krisumi.com
Mobile: 981 1041255
Sector 36A, Gurugram



Website: www.krisumi.com | Take a walkthrough from
home: www.krisumixperience.com

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On 22-Mar-2023, at 12:26 PM, Binu Jacob <binu.jacob@krisumi.com> wrote:

Dear Mohit Sir,

Please approve the Attached Approval Note against the Gold Coin Requisition
<image009.png>

Warm Regards,

<image003.png>

Binu Jacob

Executive Assistant – Management Office

Email: binu.jacob@krisumi.com

Mobile: +91 9582620020 | Extn. No:

Sector 36A, Gurugram

<image004.png>

Website: www.krisumi.com | Take a walkthrough from home:
www.krisumixperience.com

<image008.png>

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From: Divya Misra <divya.misra@krisumi.com>

Sent: Wednesday, March 21, 2023 12:10 PM

To: Binu Jacob <binu.jacob@krisumi.com>

Cc: Disha Rao <disha.rao@krisumi.com>

Subject: Gold coin Requisition

Importance: High

Good evening, Binu San

PFA

B204

Non Judicial



Indian-Non Judicial Stamp Haryana Government



Date : 06/02/2023

Certificate No. G0F2023B3420



Stamp Duty Paid : ₹ 101

GRN No. 99042767



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation PvtLtd
 H.No/Floor : 3rd Sector/Ward : 53 LandMark : Centrum plaza golf course road
 City/Village : Guru District : Gurugram State : Haryana
 Phone: 80*****45



Buyer / Second Party Detail

Name : Saurabh Modi
 H.No/Floor : 3rd Sector/Ward : Na LandMark : Na
 City/Village : Pitampura District : North west delhi State : Delhi
 Phone : 97*****92 Others : Sangeeta modi neetu chordia

Purpose : BBA

The authenticity of this document can be verified by scanning this QRCode Through smart phone or on the website <https://egrashry.nic.in>

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 7th Day of Feb. 2023.

BY AND BETWEEN

KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545), a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at 3rd Floor, Central Plaza Mall, Golf Course Road, Sector 53, Gurugram, Haryana- 122001 and its sales office at Krisumi Sales Lounge, Sector 36A, Gurugram, Haryana-122004 (PAN - AAECV0565A), represented by its authorized signatory Mr. Navdeep Bisla (Aadhaar No. 9304 1908 3077) duly authorized vide authority letter dated 28th October 2022, hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being party of the **FIRST PART**;

AND

Mr. Saurabh Modi, (Aadhaar No. 2998 1586 2647) Son of Mr. Bhupendra Nath Modi, aged about 31 years, residing at F1U-165, 3rd Floor, Pitampura, North West Delhi, Delhi -110034, (Pan No. BVHPM6430K) as First Allottee, represented by Authority Holder Mr. Bhupendra Nath Modi (Aadhaar No. 6441 7562 4530) duly authorized vide Authority Letter dated 2nd December 2022 Along with Mrs. Sangeeta Modi, (Aadhaar No. 5984 3826 9279) Wife of Mr. Bhupendra Nath Modi, aged about 55 years, residing at F1U-165, 3rd Floor, Pitampura, North West Delhi, Delhi -110034 (Pan No. AOAPM5404Q) as Second Allottee, and Mrs. Neetu Chordia, (Aadhaar No. 9172 3319 0075) Wife of Mr. Saurabh Modi, aged about 31 years, residing at F1U-165, 3rd Floor, Pitampura, North West Delhi, Delhi -110034 (Pan No. AUZPC0075E) as Third Allottee, represented by Authority Holder Mr. Bhupendra Nath Modi (Aadhaar No. 6441 7562 4530) duly authorized vide Authority Letter

For KRISUMI CORPORATION PVT. LTD.

Navdeep Bisla
 Authorized Signatory

Saurabh Modi

Sangeeta Modi

Neetu

B204

NOTE FOR APPROVAL
KRISUMI CORPORATION PVT. LTD.

Dated : 27th October 2022

Sub : Booking Approval of Unit no. B 204 (Channel Partner Booking) in Waterfall Residences, Sector 36A, Gurugram.

Dear Ma'am & Sir,

This is in reference to the booking of **Unit no. B 204** under Special Payment Plan (50:50) on Current Box Price. **Since two CPs are involved in this booking. Therefore, brokerage will divided as per the company policy amongst the Channel Partners.**

The Applicant(s) & Unit detail is here as under: -

Applicant Name: Saurabh Modi

Unit no. B 204

Unit Type: 3 LDK+ S Tower: B Floor: 2nd

Saleable Area: 2537.34 sq ft

Payment Plan: Special Payment Plan (50:50)

Booking Source: Manikant Tripathi / Poonam Mishra
RM Name- Aditya Bharti / Sumit Yadav

Recommended Discount as closure tool under Special payment plan:- Rs. 4,58,904 /- (1.74%)

Recommended Brokerage Applicable for CP & Team: 4% (Box Price – Rs. 5 Lacs Club Membership – Rs. 4,58,904 /- as Closure Discount) = Rs. ~~1,83,561.60~~ to Manikant Tripathi & ~~1,83,561.60~~ to Poonam Mishra) Totaling = Rs. ~~3,67,123.20~~ + GST (3% to Manikant Tripathi & 1% to Poonam Mishra) + GST

Important Note:

- **Channel Partner (Poonam Mishra) is eligible for Gold worth Rs. 3,00,000/-**
- **Gold worth Rs. 3,00,000/- is to be given to Channel Partner (Poonam Mishra) instead of the customer. As we got very good realization in this booking.**

Plus, Incentive for Krisumi Sales Team: Rs. 72,000/-

For Unit no. B 204:

• Box Price	Rs. 5,00,000/-
Add: Covered Car Park	Rs. 4,00,000/-
Less: Closure discount by company	Rs. 4,58,904/-
Final Box Price:	Rs. 4,41,096/-
Add: EDC & Other Charges	Rs. 10,89,189/-
Sales Consideration	Rs. 15,30,285/-
Sales Consideration (per sq ft)	Rs. 5,992/-

Net Realization (After Brokerage and Incentive) : ~~15,30,285/-~~ per sqft.

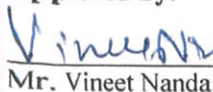
Total price to Customer (All inclusive) : ~~15,30,285/-~~

Request your good self to please accord approval.

Prepared By: Sachin Bhargv/Nitin Bhatia

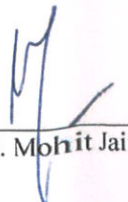
Verified By: Parveen Yadav/Gulshan Kumar (Finance Department)

Approved By:


Mr. Vineet Nanda


Mr. Akash Khurana


Yamazaki San


Mr. Mohit Jain

Non Judicial

Indian-Non Judicial Stamp
Haryana Government

Date : 30/11/2022

Certificate No. G0302022K2643



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 96755973



Penalty : ₹ 0

(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation PvtLtd
H.No/Floor : 3rd Sector/Ward : 53 LandMark : Central plaza mall
City/Village : Gurugram District : Gurugram State : Haryana
Phone: 98*****58



Buyer / Second Party Detail

Name : Swati Sharma
H.No/Floor : 724 Sector/Ward : 22 LandMark : Nav sansad vihar cghs ltd
City/Village: Dwarka District : South west delhi State : Delhi
Phone : 97*****92 Others : Vidit kaushal seema kaushal

Purpose : BBA

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

AGREEMENT FOR SALE

This Agreement for Sale ("Agreement") is executed at Gurugram on this 30th Day of Dec. 2022.

BY AND BETWEEN

KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545), a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at 3rd Floor, Central Plaza Mall, Golf Course Road, Sector 53, Gurugram, Haryana- 122001 and its sales office at Krisumi Sales Lounge, Sector 36A, Gurugram, Haryana-122004 (PAN - AAECV0565A), represented by its authorized signatory Mr. Navdeep Bisla (Aadhaar No. 9304 1908 3077) duly authorized vide authority letter dated 28th October 2022, hereinafter referred to as the "Promoter" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being party of the **FIRST PART**;

AND

Mrs. Swati Sharma, (Aadhaar No. 2986 6942 2369) Wife of Mr. Vidit Kaushal, aged about 33 years, residing at Flat No-724, Nav Sansad Vihar CGHS Ltd, Plot no 4, Sector-22, Dwarka, South West Delhi, Delhi-110077 (Pan No. EOEPS5712B) as First Allottee Along with Mr. Vidit Kaushal, (Aadhaar No. 2744 2020 0526) Son of Mr. Omkar Nath Kaushal, aged about 38 years, residing at Flat No-724, Nav Sansad Vihar CGHS Ltd, Plot no 4, Sector-22, Dwarka, South West Delhi, Delhi-110077 (Pan No. AXUPK5803E) as Second Allottee and Mrs. Seema Kaushal, (Aadhaar No. 3186 7651 9367) Wife of Mr. Omkar Nath Kaushal, aged about 65 years, residing at Flat No-724, Nav Sansad Vihar CGHS Ltd, Plot no 4, Sector-22, Dwarka, South West Delhi, Delhi-110077 (Pan No. ABAPK6272D) as Third Allottee hereinafter called the "Allottee(s)" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the **SECOND PART**.

For KRISUMI CORPORATION PVT. LTD.

Navdeep Bisla
Authorized Signatory

Swati

Vidit Kaushal

Seema Kaushal

82204

NOTE FOR APPROVAL

KRISUMI CORPORATION PVT. LTD.

Dated : 27th October 2022

Sub : Booking Approval of Unit no. C 2704 (Channel Partner Booking) in Waterfall Residences, Sector 36A, Gurugram.

Dear Ma'am & Sir,

This is in reference to the booking of Unit no. C 2704 under Special Payment Plan (50:50) on Current Box Price. Since two CPs are involved in this booking. Therefore, brokerage will divided as per the company policy amongst the Channel Partners.

The Apartment is sold as a normal apartment of 3 LDK + S.

The Applicant(s) & Unit detail is here as under: -

Applicant Name: Swati Sharma

Unit no. C 2704

Unit Type: 3 LDK+ S Tower: C Floor: 27th

Saleable Area: 2528.54 sq ft

Payment Plan: Special Payment Plan (50:50)

Booking Source: Manikant Tripathi / Poonam Mishra

RM Name- Aditya Bharti / Sumit Yadav

Recommended Discount as closure tool under Special payment plan:- Rs. 4,54,303 /- (1.72%)

Recommended Brokerage Applicable for CP & Team: ~~Box Price Rs. 51,00,000/- (1.72% to CP's Membership Rs. 1,45,700/- + Closure Discount) Rs. 10,10,000/- (3% to Manikant Tripathi & 4% to Poonam Mishra) Totaling Rs. 11,56,700/- (2% to Manikant Tripathi & 1% to Poonam Mishra) + GST~~

Important Note:

- Channel Partner (Poonam Mishra) is eligible for Gold worth Rs. 3,00,000/-
- Gold worth Rs. 3,00,000/- is to be given to Channel Partner (Poonam Mishra) instead of the customer. As we got very good realization in this booking.

Plus, Incentive for Krisumi Sales Team: Rs. 72,000/-

For Unit no. C 2704:

- Box Price
- Add: Covered Car Park
- Less: Closure discount by company
- Final Box Price:**
- Add: EDC & Other Charges
- Sales Consideration**
- Sales Consideration (per sq ft)

Rs. ~~51,00,000/-~~

Rs. ~~1,45,700/-~~

Rs. ~~11,56,700/-~~

Rs. ~~10,10,000/-~~

Rs. ~~11,56,700/-~~

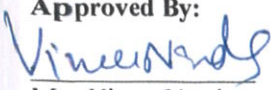
Rs. ~~11,56,700/-~~

Net Realization (After Brokerage and Incentive) : Rs. ~~49,58,300/-~~ per sqft.

Total price to Customer (All inclusive) : Rs. ~~49,58,300/-~~

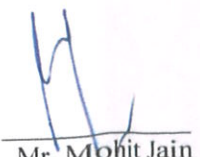
Request your good self to please accord approval.

Prepared By: Sachin Bhargv/Nitin Bhatia Verified By: Parveen Yadav/Gulshan Kumar (Finance Department)

Approved By:

 Mr. Vineet Nanda


 Mr. Akash Khurana


 Yamazaki San


 Mr. Mohit Jain

1304

Non Judicial



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Haryana Government



Date : 15/02/2023

Certificate No. G002023B105



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 99345039



Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Krisumi Corporation PvtLtd

H.No/Floor: 3rd

Sector/Ward: 53

LandMark: Central plaza mall

City/Village: Gurugram

District: Gurugram

State: Haryana

Phone: 98*****58



Buyer / Second Party Detail

Name: Rajeev Bhambari

H.No/Floor: 9

Sector/Ward: Na

LandMark: Baxter ct

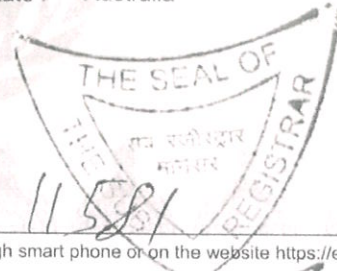
City/Village: Mount waverley

District: Mount waverley

State: Australia

Phone: 97*****92

Purpose: BBA



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AGREEMENT FOR SALE

MANESAR

This Agreement for Sale ("Agreement") is executed at Gurugram on this 17th Day of Feb. 2023.

BY AND BETWEEN

KRISUMI CORPORATION PRIVATE LIMITED (CIN No. U70200HR2012PTC064545), a company incorporated under the provisions of the Companies Act, 1956 (presently operating under the provisions of Companies Act, 2013), having its registered office at **3rd Floor, Central Plaza Mall, Golf Course Road, Sector 53, Gurugram, Haryana- 122001** and its sales office at **Krisumi Sales Lounge, Sector 36A, Gurugram, Haryana-122004 (PAN - AAECV0565A)**, represented by its authorized signatory **Mr. Navdeep Bisla (Aadhaar No. 9304 1908 3077)** duly authorized vide **authority letter dated 17th January 2023**, hereinafter referred to as the "**Promoter**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) being party of the **FIRST PART**;

AND

Mr. Rajeev Bhambari, (Aadhaar No. 6557 6976 5860) (OCI Card No. A 076151) Son of Shri Prem Singh Bhambari, aged about 53 years, residing at 9, Baxter CT, Mount Waverley, VIC 3149, Australia (Pan No. BDOPB1377D) as Sole Allottee, hereinafter called the "**Allottee**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her legal heirs, executors, administrators, successors-in-interest and permitted assigns) being party of the **SECOND PART**.

Unless, the context otherwise requires in this Agreement, the Promoter and Allottee shall hereinafter collectively be referred to as the "**Parties**" and individually as a "**Party**".

For KRISUMI CORPORATION PVT. LTD.

Navdeep P
Authorized Signatory

1

Rajeev Bhambari

C 3004

NOTE FOR APPROVAL

KRISUMI CORPORATION PVT. LTD.

Dated : 5th January 2023

Sub : Booking Approval of Unit no. C 3004 (Channel Partner Booking) in Waterfall Residences, Sector 36A, Gurugram.

Dear Ma'am & Sir,

This is in reference to the booking of **Unit no. C 3004 (Fully Furnished)** under Possession link Payment Plan (50:50) on Current Box Price

The Applicant(s) & Unit detail is here as under: -

Applicant Name: Rajeev Bhambari

Unit no. C 3004

Unit Type: 3 LDK+S (Fully Furnished) Tower: C Floor: 30th

Saleable Area: 2528.54

Payment Plan: Possession link Payment Plan (50:50)

Booking Source: Neev Buildtech Pvt Ltd

RM Name- Priyanka Khanna

Recommended Discount as closure tool under Possession link payment plan: - 4,04,303

Recommended Brokerage Applicable for CP & Team [Redacted]

Important Note

- CP is eligible for gold worth of Rs 3,00,000

Plus, Incentive for Krisumi Sales Team: Rs. 96,000

For Unit no. C 3004:

Box Price	Rs.	[Redacted]
Add: Premium Covered car park	Rs.	[Redacted]
Less: Closure discount by company	Rs.	[Redacted]
Final Box Price:	Rs.	[Redacted]
Add: EDC & Other Charges	Rs.	[Redacted]
Sales Consideration	Rs.	[Redacted]
Sales Consideration (per sq ft)	Rs.	[Redacted]

Net Realization (fully furnished) (After Brokerage and Incentive) : [Redacted]

Total price to Customer (All inclusive) : [Redacted]

Request your good self to please accord approval.

Prepared By: Sachin Bhargv/Nitin Bhatia

Verified By: Parveen Yadav/Gulshan Kumar (Finance Department)

Approved By:
[Signature]
Mr. Vineet Nanda

[Signature]
Mr. Akash Khurana

[Signature]
Yamazaki San

[Signature]
Mr. Mohit Jain