

No.	HARERA/GGM/RPIN/879	Date:	20.03.25
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From	To
Haryana Real Estate Regulatory Authority, Gurugram	M/s Krisumi Corporation Pvt. Ltd. 3 rd Floor, Central Plaza Mall, Golf Course Road, Sector 53, Gurugram

Sub: Registration of the group housing project namely "Krisumi Residences the forest Reserve" admeasuring 5.1743 acres situated at Sector 36A, Gurugram - removal of deficiencies in the application and clarifications thereof.

With reference to your application having temp project ID: **RERA-GRG-PROJ-1886-20245** regarding registration of the group housing project namely "Krisumi Residences the forest Reserve" admeasuring 5.1743 acres situated at Sector 36A, Gurugram, submitted in the Authority on 28.02.2025 under Section 4 of the Real Estate (Regulation and Development) Act, 2016, I have been directed to intimate that on scrutiny of application, the following deficiencies have been observed which are as follows: -

1. Deficit fee of Rs 74,497/- needs to be paid. The fees is calculated as per approved building plans.
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 marked on the hard copy of online DPI need to be done and hard copy thereof needs to be submitted.
4. The phasing of the project has been revised due to the additional license i.e. 71 of 2024, along with changes to the already registered Phase 4. Accordingly, this needs to be clarified.
5. Environment clearance for whole area needs to be submitted.
6. Fire scheme approval needs to be submitted.
7. Approved Service plan and Estimates needs to be submitted.
8. Demarcation plan needs to be submitted.
9. Approval NOC from concerned agency for connecting external service like road access permission needs to be submitted.
10. Affidavit/ NOC for Natural Conservation zone, Tree Cutting, Forest Land diversion and Power line Shifting needs to be submitted.
11. Layout plan superimposed on the demarcation plan needs to be submitted.
12. Project report along with the brochure of current project and project photos needs to be submitted.
13. REP-II needs to be revised as per the prescribed format and duly notarized.
14. Information to revenue department for all the licenses pertaining to the phase V needs to be submitted.
15. Draft allottees documents i.e. application form & conveyance deed needs to be revised.



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16. Draft allottees documents i.e. allotment letter & builder buyer agreement needs to be revised as per prescribed format.
17. Draft Advertisement needs to be submitted.
18. Mining permission needs to be submitted.
19. Land cost needs to be clarified according to area apply for registration.
20. KYC of project consultant needs to be provided.
21. MOA, AOA and COI need to be submitted.
22. CA certificate for non-default needs to be revised.
23. PAN, TAN and GST certificate of the promoter needs to be provided.
24. CA certificate regarding REP I needs to be provided.
25. CA certificate for net worth of the promoter needs to be submitted.
26. Affidavit of promoter regarding arrangement with the bank of master account under section 4(2)(l)(D) needs to be provided.
27. Cash flow statement needs to be provided.
28. Bank undertaking needs to be provided.
29. Quarterly statement of expenditure and sources needs to be provided.
30. Copy of paid challan of EDC and IDC needs to be provided.

The deficiencies conveyed vide this notice are preliminary and not exhaustive in nature. You are also liable to remove/ rectify the deficiencies which are noticed during the course of hearing also.

You are advised to remove the deficiencies/observations within a period of 15 days. It may be noted that in case your reply is not received at least three days before the date fixed for the hearing i.e., 24.03.2025 then your case may not be listed for hearing. Your attention is further invited to section-5 of the Real Estate (Regulation and Development) Act 2016 and Rule-5 of the Haryana Real Estate (Regulation and Development) Rules, 2017 under which your application is liable to be rejected in case, the deficiencies are not cleared within 30 days.

Secretary

**Haryana Real Estate Regulatory Authority,
Gurugram**