

Project - Waterfall Suites
RERA-GRG-1302-2023
Hearing brief for registration of Project u/s 4

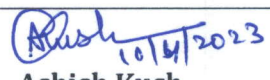
S.No.	Particulars	Details		
1.	Name of the project	Waterfall Suites		
2.	Name of the promoter	M/s Krisumi Corporation Pvt. Ltd.		
3.	Nature of the project	Group Housing		
4.	Location of the project	Sector- 36A, Gurugram		
5.	Legal capacity to act as a promoter	License Holder		
6.	Name of the license holder	M/s Krisumi Corporation Pvt. Ltd.		
7.	Status of project	Ongoing		
8.	Whether registration applied for whole	NO (In 4 phases)		
	Phase no.	2		
9.	Online application ID	RERA-GRG-PROJ-1302-2023		
10.	License no.	39 of 2013 dated 04.06.2013. 85 of 2014 dated 08.08.2014.		valid up to 03.06.2026. valid up to 07.08.2024.
11.	Total licensed area	27.4812 acres	Area to be registered	3.8860 acres
12.	Projected completion date	31.12.2028		
13.	QPR Compliances (if applicable)	NIL		
14.	4(2)(I)(D) Compliances (if applicable)	NIL		
15.	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.	03.06.2026 07.08.2024
	ii)	Zoning Plan Approval	DRG. NO. DG TCP 4784 dated 11.08.2014	-
	iii)	Revised Building plan Approval	ZP-915/PA(DK)/2023/2405 dated 25.01.2023	24.01.2028
	iv)	Environmental Clearance	SEIAA/HR/2022/207 dated 05.04.2023	04.04.2033
	v)	Airport height clearance	AAI/RHQ/NR/ATM/NOC/2022/941/ 5042-5045 dated 07.12.2022.	06.12.2030.
			AAI/RHQ/NR/ATM/NOC/2022/945/ 5038-5041 dated 07.12.2022.	06.12.2030.
			AAI/RHQ/NR/ATM/NOC/2022/948/ 5058-5061 dated 07.12.2022.	06.12.2030.
	vi)	Fire scheme approval	Applied on 08.02.2023	
vii)	Service plan and estimate approval	Applied on 31.01.2023		

16.	Fee Details	
	Registration Fee	$(27,398.362 * 1.87 * 10) + (91.12 * 1.87 * 20) = \text{Rs } 5,15,757/-$
	Processing Fee	$27,489.482 * 10 = \text{Rs } 2,74,895/-$
	Late Fee	450 % of registration fee $5,15,757 * 4.5 = \text{Rs } 23,20,907/-$
	Total Fee	Rs 31,11,559/-
17.	DD amount	Rs 7,57,555/-
	DD no. and date	774369 dated 10.02.2023.
	Online Transaction	IMPS RRN no. 309516476335 amounting Rs 33,100/-.
	Name of the bank issuing	Kotak Mahindra Bank.
	Deficient amount	Rs 23,20,904/-
18.	File Status	Date
	File received on	21.03.2023
	First notice Sent on	05.04.2023
	First hearing on	10.04.2023
19.	Case History: The Promoter M/s Krisumi Corporation Pvt. Ltd. who is a license holder applied for the 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. 50531 dated 21.03.2023 and RPIN-596. The Temp I.D. of REP – I (Part A-H) is RERA -GRG-PROJ-1302-2023. The project area for registration is 3.8860 acres and the licensed area is 27.4812 acres vide License no – 39 of 2013 dated 04.06.2013 which is valid upto 03.06.2026 and 85 of 2014 dated 08.08.2014 which is valid upto 07.08.2024. The project is to be developed in 4 phases. Phase -1 of the project was registered in the name of Waterfall Residence vide registration no. RC/REP/HARERA/GGM/2018/03 dated 08.05.2018 which is valid upto 31.12.2023 + 6 months COVID 19 i.e., 30.06.2024 having an area admeasuring 5.4375 acres. Now, the promoter applied for the registration of Phase-2. Further, the building plans of the project is revised vide memo no. ZP-915/PA(DK)/2023/2405 dated 25.01.2023. Two phases are left which are shown as a future development. The application for registration of group housing colony was scrutinized and 1st deficiency notice vide notice no. HARERA/GGM/RPIN/596 dated 05.04.2023 was issued to the promoter with an opportunity of being heard on 10.04.2023. The promoter has submitted a reply on 06.04.2023 which is scrutinized and the status of documents is mentioned below.	
20.	Present compliance status as on 10.04.2023 of deficient documents conveyed vide notice dated 05.04.2023.	- Deficit Fee – Rs. 23,54,004/-. Status: Amount of Rs 33,100/- submitted vide IMPS RRN no. 309516476335. However, Rs 23,20,904 is deficit. - Copy of Consent of two-third allottees in the project needs to be submitted as the building plans are revised. Status: Submitted but needs to be checked. - The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. Status: Not Submitted. - Online DPI needs to be corrected. Status: Not Submitted. - Environment Clearance needs to be submitted. Status: Submitted. Approved vide SEIAA/HR/2022/207 dated 05.04.2023.



		6. Fire Scheme approval needs to be submitted. Status: Copy of earlier approved submitted. Applied for revised fire scheme approval. 7. Approved service plan and estimates need to be submitted. Status: Copy of earlier approved submitted. Applied for revised service plan and estimates approval. 8. Airport height clearance needs to be submitted. Status: Submitted. 9. Approval NOCs from the various agencies for connecting external services like storm water drainage needs to be submitted. Status: Submitted. Memo no. GMDA/Drainage/2022/782 dated 16.11.2022. 10. Mutation, jamabandi and aks-shajra duly certified by revenue officer six months prior to date of application needs to be submitted. Status: Submitted. 11. Information to the revenue department regarding the entry of license in the revenue record needs to be submitted. Status: Submitted. 12. Land title search report needs to be submitted. Status: Submitted but Bar enrollment no. not mentioned. 13. Copy of demarcation plan superimposed on the layout plan needs to be submitted. Status: Submitted. 14. Pert chart needs to be submitted. Status: Submitted but needs to be revised. 15. Draft Application form needs to be revised. Status: Submitted. 16. Draft Allotment letter needs to be revised. Status: Submitted but needs to be submitted as per prescribed formats. 17. Draft BBA needs to be revised. Status: Submitted but needs to be revised. 18. Draft Conveyance deed needs to be revised. Status: Submitted. 19. Mining permission needs to be submitted. Status: Submitted an undertaking to submit the same within 3 months. 20. Draft brochure needs to be submitted. Status: Submitted but needs to be revised after incorporating the details of apartments (Size) and layout plan of the phase. 21. Cost of the land needs to be clarified according to the area applied for the registration. Status: Submitted. 22. Project report needs to be submitted. Status: Submitted. 23. Copy of paid challan of EDC, IDC and conversion charges and License fee needs to be submitted. Status: Submitted. 24. Quarterly schedule of estimated expenditure needs to be corrected.
--	--	--



		Status: Not Submitted. 25. Affidavit of promoter regarding arrangement with the bank of master account needs to be revised. Status: Submitted. 26. CA certificate for REP 1 needs to be submitted. Status: Submitted. 27. Cash flow statement needs to be submitted. Status: Not Submitted. 28. CA certificate for project cost incurred needs to be revised. Status: Submitted but not matching with the DPI. However, needs to be revised. 29. CA non-default certificate needs to be revised. Status: Submitted. 30. CA certificate for certificate of project estimates needs to be revised. In the certificate other cost mentioned Rs. 500 but in DPI filled Rs. 692 needs to be corrected. Status: Submitted. 31. Non encumbrance certificate not below the rank of tehsildar/ revenue officer needs to be submitted. Status: Submitted. 32. Affidavit regarding 10% auto debit of EDC needs to be submitted. Status: Submitted.
21.	Remarks	1. Deficit Fee – Rs. 23,20,904/-. 2. Copy of Consent of two-third allottees in the project needs to be submitted as the building plans are revised. 3. The annexures in the online application are not uploaded as well as correction needs to be done in the online (A-H) application. 4. Online DPI needs to be corrected. 5. Revised Fire Scheme approval needs to be submitted. 6. Revised service plan and estimates need to be submitted. 7. Land title search report needs to be revised after incorporating bar enrollment no. 8. Pert chart needs to be revised. 9. Draft Allotment letter needs to be submitted as per prescribed format. 10. Draft BBA needs to be revised. 11. Mining permission needs to be submitted. 12. Draft brochure needs to be revised after incorporating the details of apartments (Size) and layout plan of the phase. 13. Quarterly schedule of estimated expenditure needs to be corrected. 14. Cash flow statement needs to be submitted. 15. CA certificate for project cost incurred not matching with the DPI needs to be revised.
 Asha Chartered Accountant		 Ashish Kush Planning Executive
Day and Date of hearing		Monday and 10.04.2023
Proceeding recorded by		Ram Niwas



PROCEEDINGS OF THE DAY

Proceedings dated: 10.04.2023.

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

Sh. Purushottam Grover (AR), Sh. Akash Khurana(AR) and Ms. Lipika Jain (AR) are present on behalf of the promoter.

The promoter may clear the deficiencies and submit the deficit fee. Further the promoter has submitted copies of consent obtained from allottees of phase-I and hence a public notice in at least 2 newspapers be given informing the general public for the same and filing of objections if any.

The matter to come up on 01.05.2023.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar Gupta)
Chairman, HARERA

