

NOTE FOR APPROVAL
KRISUMI CORPORATION PVT. LTD.

Dated : 14th OCT. 2021

Sub : Booking Approval of Unit no. C 401(Channel Partner Booking) in Waterfall Residences, Sector 36A, Gurugram.

Dear Ma'am & Sir,

This is in reference to the booking of Unit no. C 401 under possession link Payment Plan (35:65) on Revised Box Price. This booking is given by New channel partner i.e Unirise Consultants. Customer has requested for below changes in the apartment:

1. Open kitchen instead of closed kitchen
2. Study room instead of servant room.

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

Applicant Name: Mr. Kulmeet Singh Kataria

Unit no. C 401

Unit Type: 3 LDK + S Tower: C Floor: 4th Saleable Area: 2537.34 Sq. ft.

Payment Plan: Possession link Payment Plan (35:65)

Booking Source: Unirise Consultants

Recommended Discount as closure tool under possession link payment plan :- Rs. 133429/- (0.57%)

Recommended Brokerage Applicable for CP & Team: (4% on Box Price – Rs. 5 Lacs Club Membership – Rs.133,429/- as Closure Discount-) = 9,14,663/- Totaling to Rs. 9,14,663/-+GST

CP has passed Rs.75000 incentive amount to customer as on form discount.

Plus, CP will be eligible for the following :

- Marketing Support of Rs. 75000+GST
- GOA trip worth Rs. 1,00,000+ GST

Important Note:

- If MOU Terms are Achieved: CP will be eligible for 1.5% Additional Incentive.
- If MOU Terms are not Achieved: CP will be eligible only for the applicable brokerage, incentive and marketing support mentioned above .

Plus, Incentive for Krisumi Sales Team: Rs. 60,000/- *{Rs. 50,000 only} Plus Gold worth INR 1 Lacs as a gift scheme.*

For Unit no. C 401:

• The Revised Box Price	Rs. 2,35,00,000/-
Less: Closure Discount by Company	Rs. 1,33,429/-
Less : Discount passed by CP from incentive	Rs. 75,000/-
Final Box Price ():	Rs. 2,32,91,572/-

Note: Add-on if opted will be added in the Final Box Price after discount.

Net Realization (After Brokerage and Incentive)

Total price to Customer (All Inclusive)

Rs 8617/- per sqft.
: **Rs. 8,682/- per sqft.**
: **Rs. 2.60Cr.**

Request your good self to please accord approval.

Prepared By: Sachin Bhargv/Nitin Bhatia

Verified By: Pramod Agarwal (Finance Department)

Approved By:

Vineet Nanda

Mr. Vineet Nanda

AK

Mr. Akash Khurana

Yamazaki San

M. Mohit Jain
Mr. Mohit Jain

To be Achieved As per Business Plan Actual- Non Achievement of MOI Actual- On Achievement of MOI

Limit No.	Type	C 401	C 401	C 401
Payment Plan	SALEABLE AREA SA	3 LDK + S	35:65	2537.34
Box Price		2,34,00,000	2,35,00,000	2,35,00,000
Standard Discount		8,00,000	1,33,429	1,33,429
Add: Discount from Pool/financing discount				0.57
Inaugural Discount for Fully Furnished				
Discount to customer (Customer scheme)		1,50,000		
Add: Discount for 50:50 Payment Plan				
Total Discounts		1,50,000		
Realisation (Before Incentive)		9,50,000	1,33,429	1,33,429
Realisation (Before Incentive)		2,24,50,000	2,33,66,572	2,33,66,572
Incentive to CP		8,848	9,209	9,209
Add: Incentive to CP for 50 : 50		2,95,000	75,000	
Marketing support				
Goa Trip (Out Sale scheme)			88,500	88,500
Gold for Employee (OCT sales Scheme)			1,00,000	1,00,000
Incentive to CP Krishnu Team			1,00,000	1,00,000
Total Incentive		60,000	60,000	60,000
Realisation (After Incentive)		3,55,000	4,23,500	3,48,500
Realisation (After Incentive)		2,20,95,000	2,29,43,072	2,30,18,072
Brokerage %		8,708	9,042	9,072
On Form Discount passed by broker		3.5%	4.0%	5.5%
Brokerage including GST		9,06,535	10,79,302	75,000
Total Brokerage		9,06,535	10,79,302	13,95,540
Realisation (After Incentive & Brokerage)		2,11,88,465	2,18,63,769	14,70,540
Realisation (After Incentive & Brokerage)		8,351	8,617	2,15,47,531
on Form Discount passed by broker from incentive				8,492
Net Box Price to Customer	A-B-C	2,24,50,000	75,000	2,32,91,572
Net Box Price to Customer (pst)		8,848	9,180	9,180
Total Price to The Customer		2,60,00,000	2,60,00,000	2,60,00,000

offered as on form discount

to Per Nov Items for CP for Employee

Difference - On Ach	142	266,15	6,75,304
Net Box Price	2,32,91,572		
EDC & Other Charge	10,89,189		
Premium car park			
GST		12,19,038	
IFMS		3,80,601	
Regn. Cost		19,600	
Total Price	2,60,00,000		

75,000 for charges

Prepared By: *Sandeep Thurgav/ Nita Bhatia*
 Approved By: *Vivek Nanda*

Mr. Vinod Nanda
 Mr. Akash Khurana

Yamzaki San

Mr. Mohit Jain

Verified By: *Pramod Agrwal*

AK

Nitin Bhatia

From: Takahiro Yamazaki
Sent: 24 October 2021 3:27 AM
To: Sachin Kumar
Cc: Mohit Jain; Akash; Vineet Nanda; Gulshan Kumar; Nitin Bhatia
Subject: Re: Note for Approval for Unit no. C 401, C 1105, C 2902 , B 1202 , A2404, A 2505, C1405, C 1905, C 3304

Approved.

Meanwhile I would like to request updation for pool money status.

Kind Regards,
Takahiro Yamazaki / 山崎 貴博

23/10/21 22:27、 Sachin Kumar <sachin.kumar@krisumi.com>の返信:

Dear Yamazaki San,

Kindly find attached the approval note for Unit no. C 401, C 1105, C 2902 , B 1202 , A2404, A 2505, C1405, C 1905, C 3304. Booking detail is mentioned below for your kind perusal :

Unit No.	Applicant Name	Unit Type	Tower	Floor	Area (In sq.ft.)	Booking Source	Current/Revise Box Price	Closure Discount from Krisumi	Discount In %	Channel Partner discount from brokerage	Final Box Price
C 401	Mr. Kulmeet Singh	3 LDK+S	C	4 th	2537.34	Unirise Consultants	2,35,00,000	1,33,429/-	0.57%	75,000/-	2,32,91,572 (All Inclusive) Total Price to Customer is Rs.2.60 Cr.
C 1105	Mr.Aventi Sopory	3 LDK	C	11 TH	1955.66	Vitto consultants LLP	1,75,50,000	42864/-	0.24%	Nil	1,75,07,136 (All Inclusive) Total Price to Customer is

Kindly Accord your approval.

Regards,

<image001.png>

Sachin Bhargv

General Manager – Commercial

<image002.png>

Email: Sachin.kumar@krisumi.com

Mobile: 9711559992

Sector 36A, Gurugram

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

home: www.krisumixperience.com

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