



WATERFALL RESIDENCES

 +91-8586866824



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MARKET OVERVIEW



WHY REAL ESTATE?

WHERE IS OUR MONEY SAFE?
WHERE CAN WE MAKE MONEY?



STOCK PRICES ARE PEAKING
GOLD PRICES AT RECORD HIGH!
DEBT FUNDS ARE IN DISTRESS

**BUT REAL ESTATE PRICES HAVE
BOTTOMED OUT AND SET TO RISE**



- ✓ Interest rates are at historical low
- ✓ GST Reduced (from 12% to 5%)
- ✓ RBI secures only a certain amount in banks, but REAL ESTATE IS A PHYSICAL ASSET THAT IS YOURS
- ✓ No limit on withdrawals – you can sell real estate even if it takes a little time



ASSET CLASS	INCOME STREAM	INFLATION HEDGE	CAPITAL APPRECIATION	PRICE VOLATILITY	TANGIBLE ASSET	TAX BENEFITS
REAL ESTATE	HIGH	YES	YES	LOW	YES	YES
STOCKS	Little	No	Maybe	High	No	None
GOLD	None	No	Maybe	High	Yes	None
FIXED DEPOSIT	Low	Opposite	None	Low	No	None

WHAT TO BUY IN REAL ESTATE?

91% INDIANS HAVE CHANGED THEIR BEHAVIOUR DUE TO COVID

REVERSAL OF PAST TRENDS

ACCELERATION OF EXISTING TRENDS

NEW HABITS



Social Distancing



Health & Hygiene

- 1 Bringing the Outside Inside
- 2 Trust in brand above all else
- 3 Shopping for Utility
- 4 Embracing digital services & experiences
- 5 Accelerated adoption of e-commerce and O2O
- 6 Strive for Health & Wellness
- 7 Rise of 'Smart shopper'
- 8 Personal Workspace at home
- 9 Remote way of living
- 10 'D'o 'It 'Y'ourself
- 11 Superior hygiene & clean living: a new norm

FOCUS ON WELLNESS AND SAFETY

- ✓ People scouting for own homes and those that give quality of life

WORK FROM HOME

- ✓ Largest occupiers of office space announcing long term WFH

BUSINESS HAS MOVED ONLINE

- ✓ Shoppers avoiding crowded places
- ✓ "Boost with Facebook", saw 4X increase in business enrollment
- ✓ E-commerce market to grow 3X
- ✓ Footfalls in retail down 50-60%
- ✓ Restaurants and Retailers exiting malls and high streets to save fixed costs and consolidate

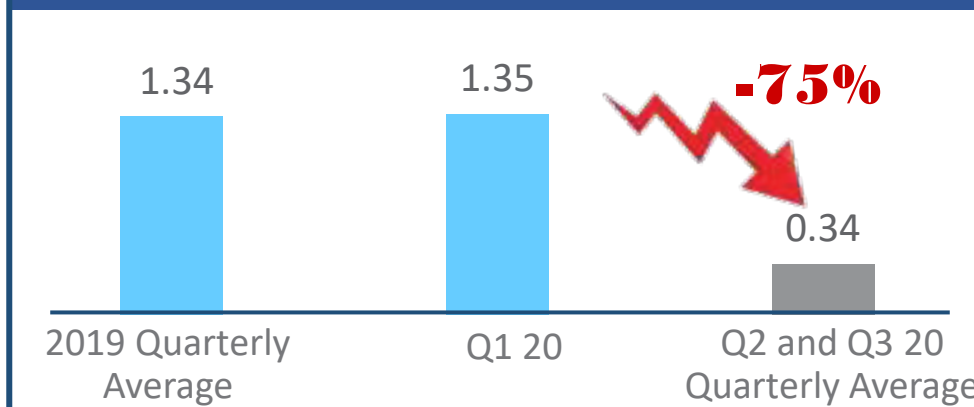
COMPANIES CUT FIXED COSTS

- ✓ As revenues are reducing, they are reducing rental expenditure and cancelling their office leases
- ✓ Rentals being renegotiated
- ✓ Sharp drop in office leasing

Google announces work-from-home for 200,000 employees for another year

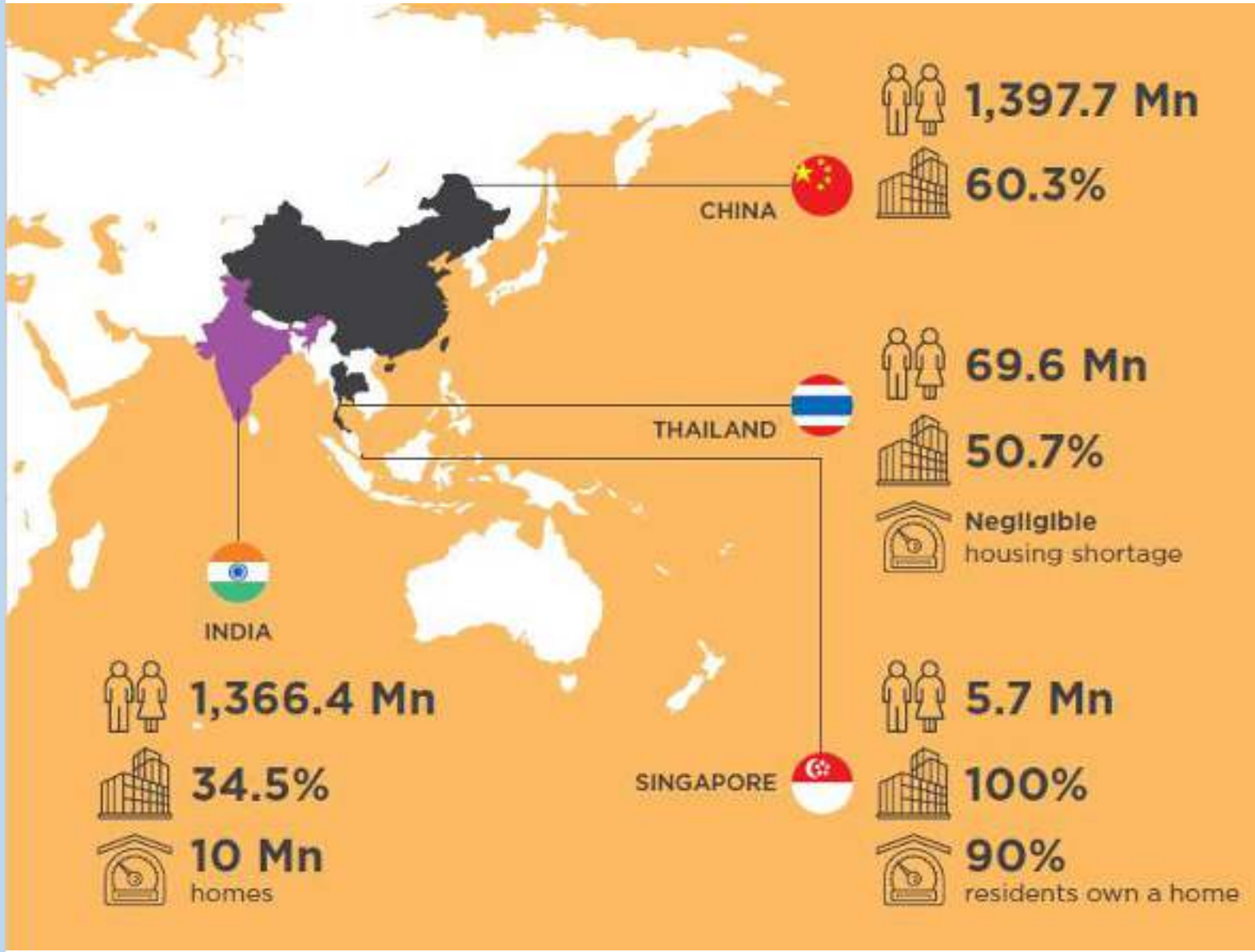


Office Leasing in Top 7 Cities (mn sqm)



Source: Knight Frank, Media Reports

STRONG HOUSING DEMAND TO CONTINUE



1.52 Bn

Estimated population in 2036
(increased by 25% in absolute terms compared to 2011)

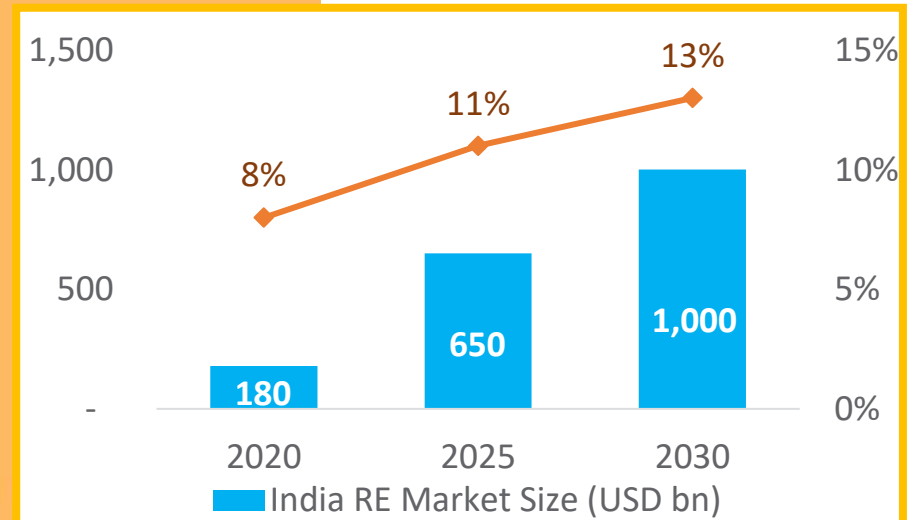


40%

Urbanisation in 2036
(increased from 31% in 2011)

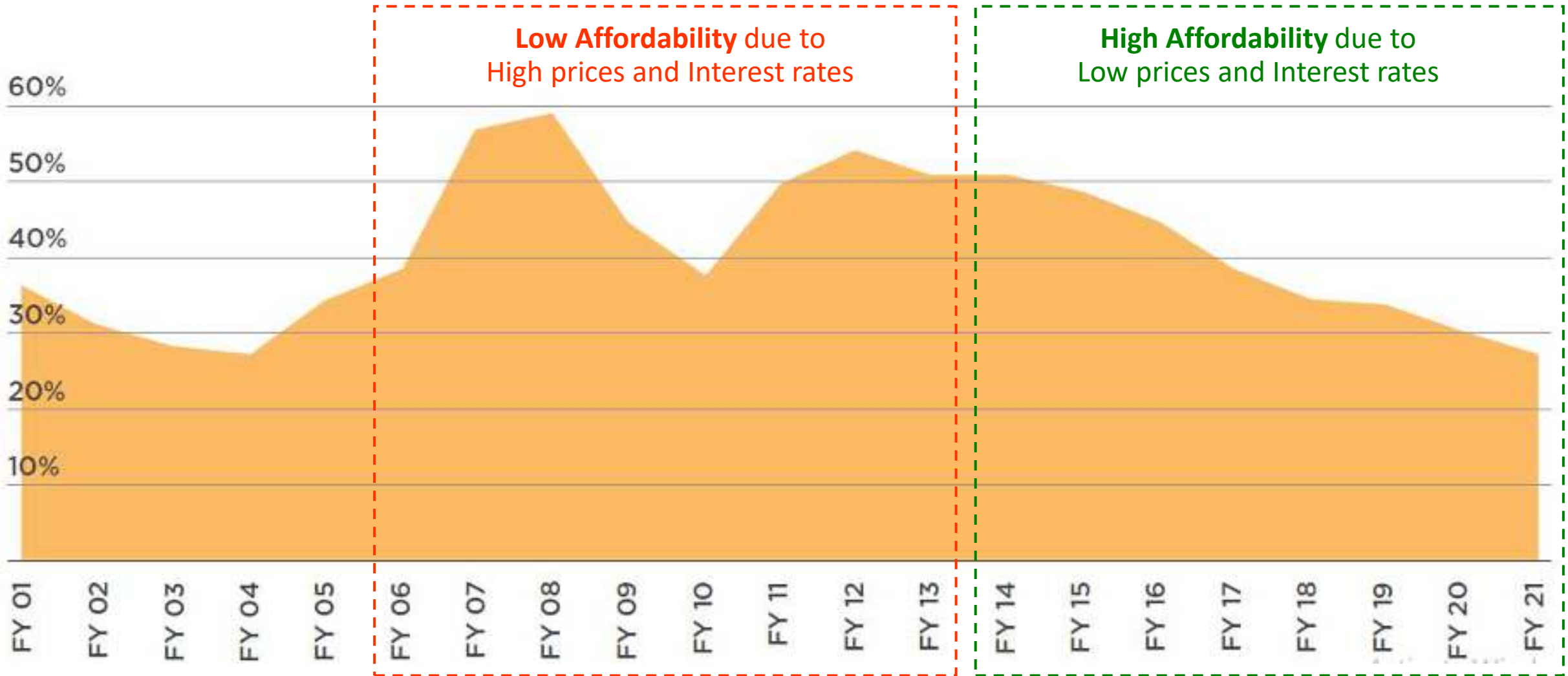
India remains a housing deficit country
Inherent housing demand to never fade

Approximately 75% RE Market is Residential

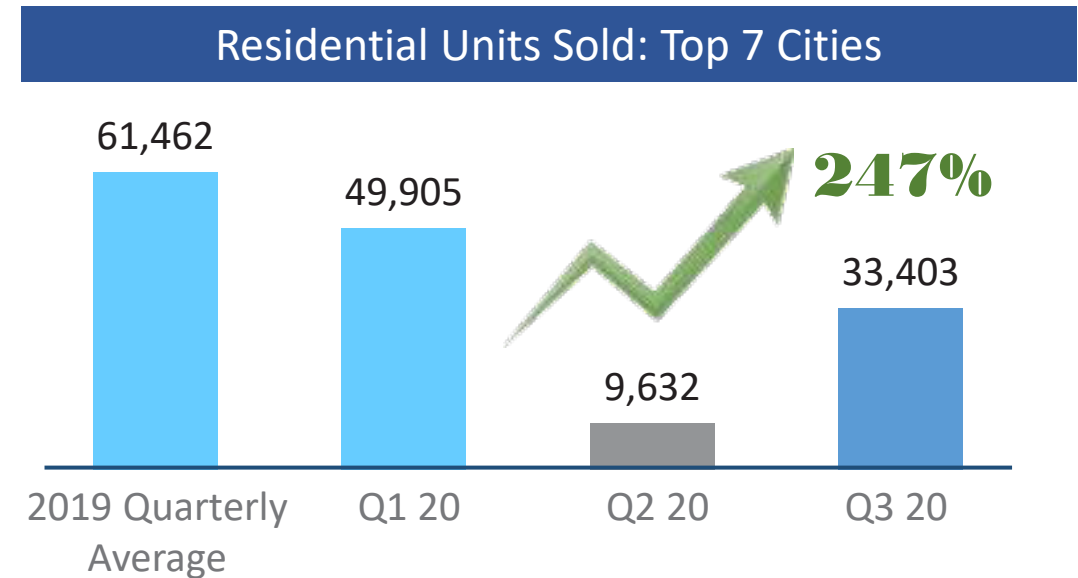
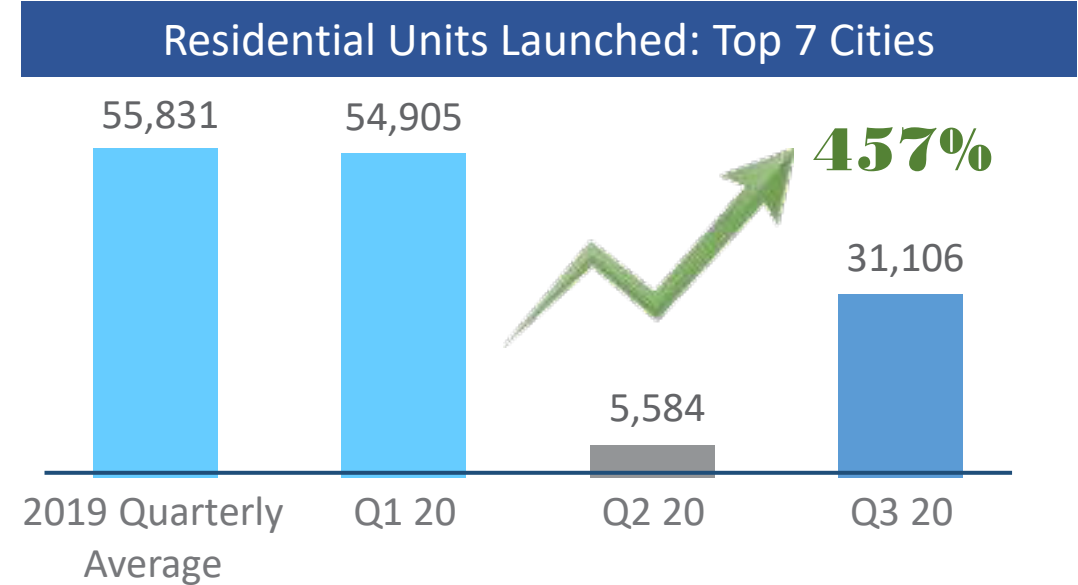
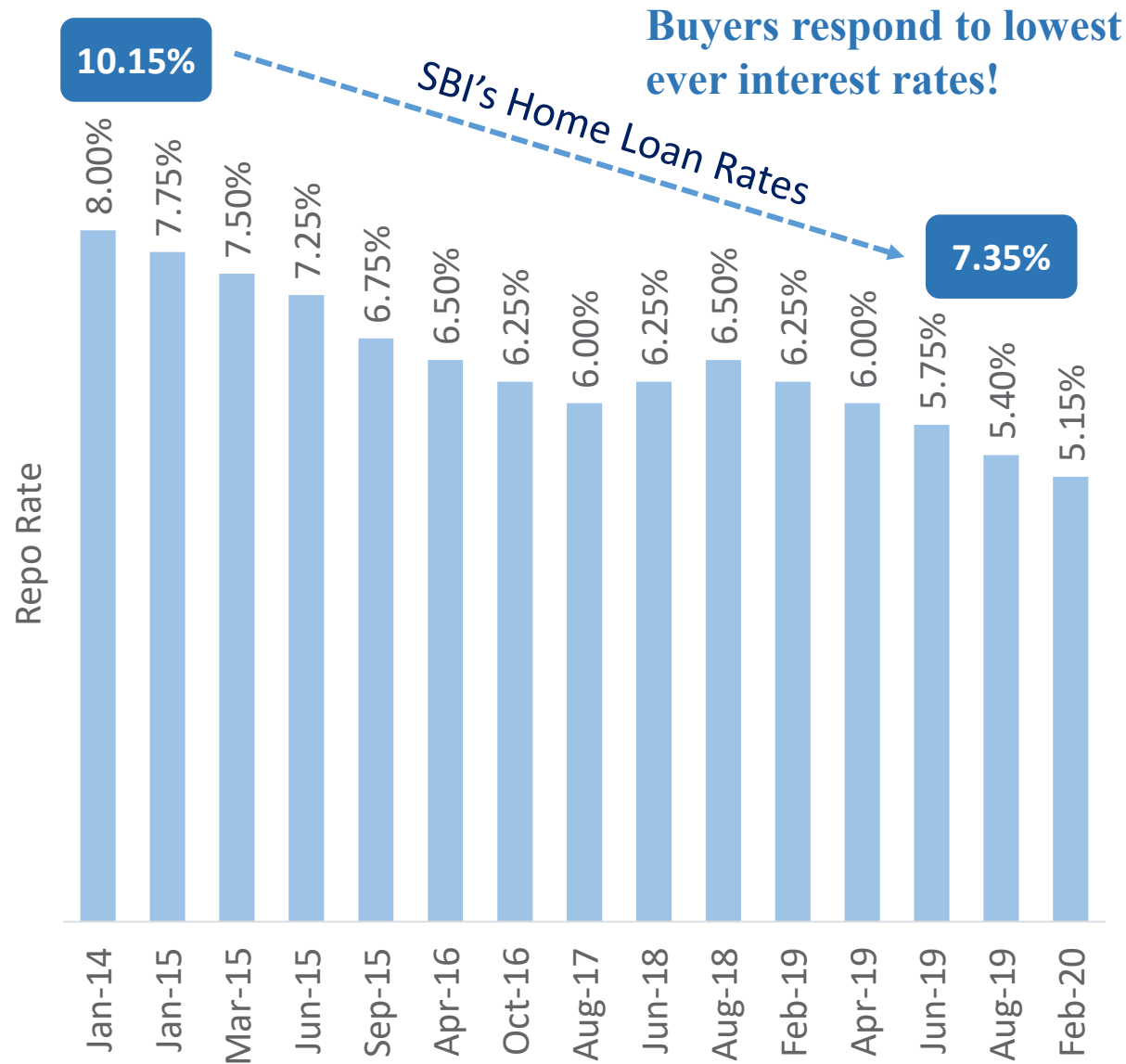


AFFORDABILITY OF HOMES IS AT ITS BEST!

AFFORDABILITY RATIO (HOME LOAN REPAYMENT/INCOME RATIO)



SHARP V-SHAPED RECOVERY IN HOUSING SALES



Source: SBI, Knight Frank; Top 7 cities include NCR, MMR, Bengaluru, Chennai, Hyderabad, Pune, Kolkata

HOME IS THE SAFEST PLACE & TRUST IS IMPORTANT

- 84%** Buyers that booked a home before, during or after the lockdown are happy with their purchase and will continue with their booking
- 70%** Property seekers are first time buyers
- 60%** Market is end-user driven
- 62%** Prefer to pay premium to buy from corporate developers

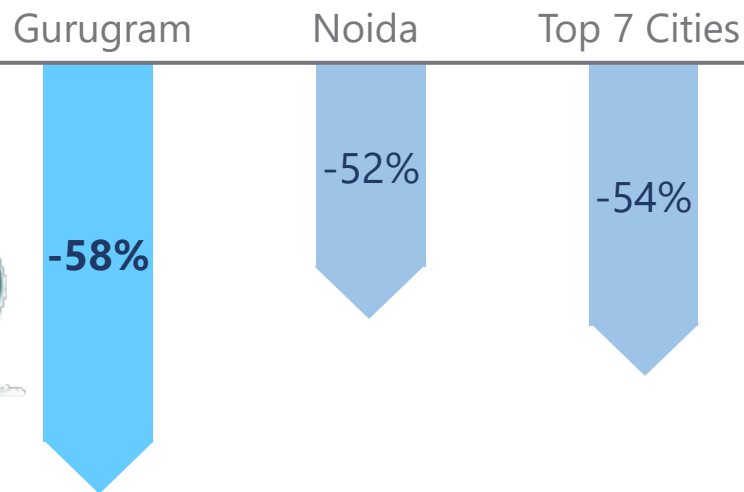


NEED FOR LARGER HOMES

Continued Work From Home and Education from Home is making buyers look for larger homes – even if at peripheral locations to suit their budget

High demand for an additional room to convert it to work from home space

Consolidation Story: Fall in Number of Developers (2012-19)



TRUST

BUYERS PREFER LARGE CORPORATES AND BRANDED DEVELOPERS

Need security that their investment is safe and their property will be delivered on time

Conglomerates have easier access to cheaper capital and won't risk their brand

Preference for International developers is even stronger as they are governed by much stricter norms in their home country



WATERFALL RESIDENCES

THE FIRST INDO-JAPANESE PROJECT



HISTORY IN MAKING - TWO TITANS UNITE

- # Krisumi is History in the making with Two Titans coming together
- # It is a 50:50 JV of Sumitomo Corporation and The Krishna Group



Sumitomo Corporation

THE NAME SAYS IT ALL

**KRIYA: CREATION
SUMI: FINE LIVING**



SUMITOMO CORPORATION

- ✓ Sumitomo Corporation is 50% JV and Investment Partner in Krisumi
- ✓ FORTUNE 500 Company with 400 YEAR OLD LEGACY
- ✓ Annual Revenue (FY20): US\$ 49.1 Billion
- ✓ Present in 66 countries
- ✓ Has successfully delivered over 300 world class realstate projects globally
- ✓ Is much ahead of the curve in technical expertise and execution
- ✓ Is an international developer that is listed on Japan's stock exchange and governed by much stricter regulations there than the Indian RERA
- ✓ Would never risk their brand name for anything



FORTUNE
500

Hayashi TOKYON Square, Tokyo, Japan. Developed by Sumitomo Corporation



CLASSY HOUSE HIROO (Japan)



QUEEN'S SQUARE (Japan)



SUZHOU PROJECT (China)



SOSILA Narashino Akanehama (Japan)

SUMITOMO'S WORLD CLASS REALESTATE PROJECTS



SUMMITMAS-II (INDONESIA)



TOWNE LAKE (THE USA)



DOJIMA THE RESIDENCE TOWER (JAPAN)



CLASSY TOWER YODOYABSHI (Japan)



HARUMI TRITON SQUARE (Japan)

THE KRISHNA GROUP



- ✓ Krishna Group is a 50% JV and Investment Partner in Krisumi
- ✓ It is one of India's largest automotive component manufacturers
- ✓ The Flagship Company 'Krishna Maruti' has direct equity investments from Maruti, India and Suzuki, Japan
- ✓ Has diversified business interests with **annual revenue over US\$ 800 million**
- ✓ **21 successful JVs with global leaders, running smoothly for 25 years**
- ✓ Recognised for customer orientation, quality products and strict adherence to commitments. **Would never risk the brand name for short term gains**

KRISHNA GROUP'S CLIENTS AND PARTNERS

ESTEEMED
CLIENTS



ALLIANCE
PARTNERS



PRIME LOCATION – ONLY 1.8 KMs FROM NH-8

LEGEND	DISTANCES (APPROX)
NH8	1.8 Kms
IGI Airport	24.8 Kms
Cyber City	17 kms
Dwarka	19 kms
IFFCO Chowk	13.6 kms
Ambience Mall	18 kms
NPR	1 Kms
Pataudi road	1.6 kms
MG Road	14.6 kms
Medanta Hospital	9.6 kms
Karma Lakeland	6.9 kms
Hero Honda Chowk	5.6 kms
Rajiv Chowk	8.6 kms
Rockland Hospital	9.2 kms

PRIME LOCATION

- ✓ At the confluence of the **THREE** key arteries of Gurugram – **unparalleled connectivity**
- ✓ Next to the only clover leaf in Gurugram
- ✓ At the heart of an upcoming commercial hub
- ✓ Proximity to Neemrana, Manesar industrial hubs
- ✓ Very large scale infrastructure and commercial developments underway in its vicinity



The distances described by this map are approximate and are not necessarily intended for making engineering decisions. The map and data shown here are for illustrative purposes only. It does not represent an engineering survey and represents only the approximate relative location of property boundaries.

ONLY RESIDENTIAL PROJECT ADMIDST A COMMERCIAL HUB

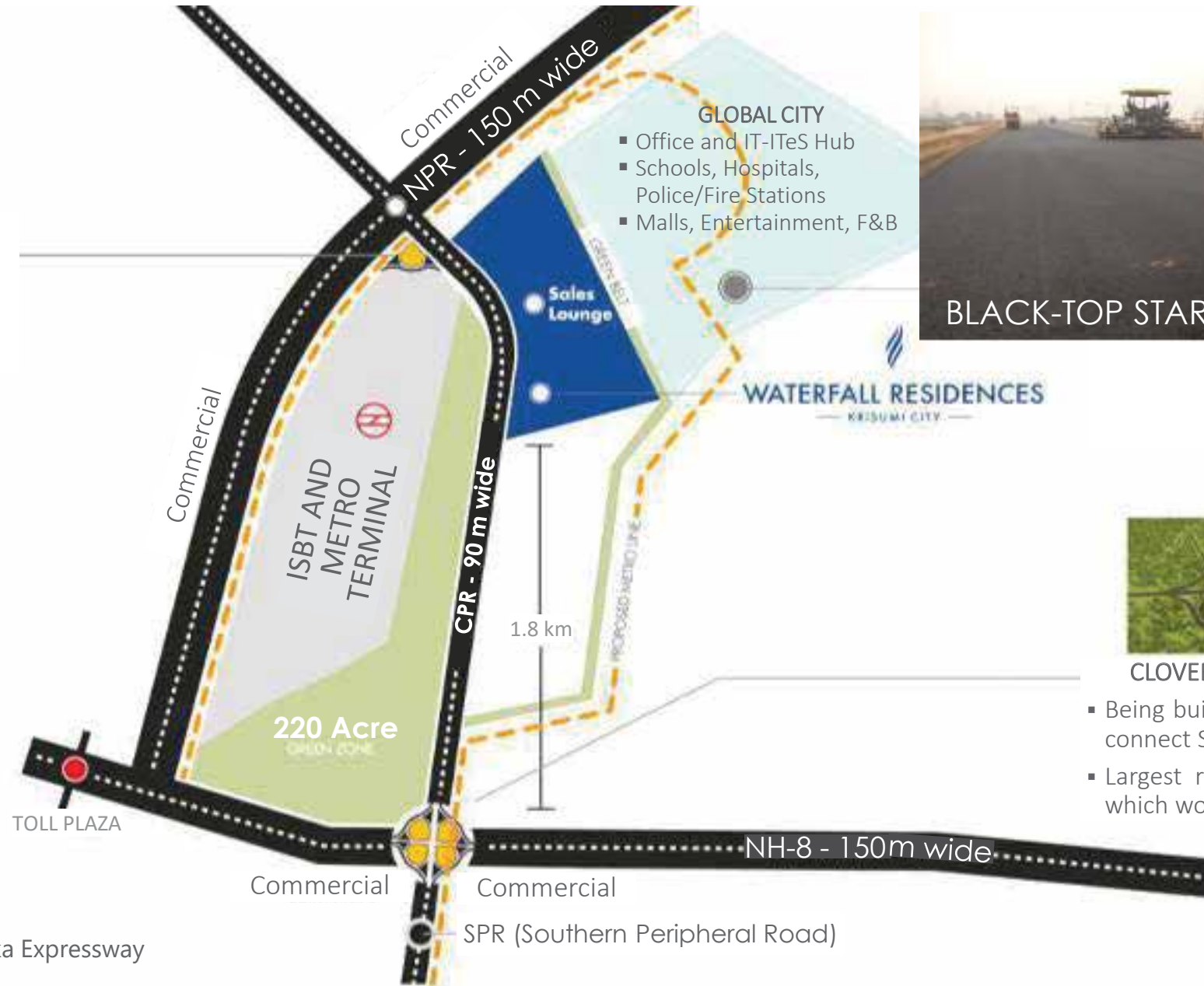


TRUMPET JUNCTION

Being built by NHAI at junction of NPR and CPR. It will merge with clover leaf connecting CPR, NH-8 and SPR

UNPARALLED CONNECTIVITY

- 1.8 Kms off NH-8, city's main artery
- Unhindered connectivity to Airport
- At nexus of TWO of the WIDEST roads in Gurugram – NPR and CPR
- CPR Links NPR to SPR
- The Mass Rapid Transit System is planned along NPR and CPR
- Surrounded by a 220 acre Green Zone and a 50 m Green Belt
- Between 2 Commercial Zones
- Adjacent to Gurugram's major planned business hub - Global City



BLACK-TOP STARTED ON 90 m CPR



CLOVER LEAF FLYOVER

- Being built by NHAI and will connect SPR, CPR and NH-8
- Largest road infrastructure, which would be a landmark

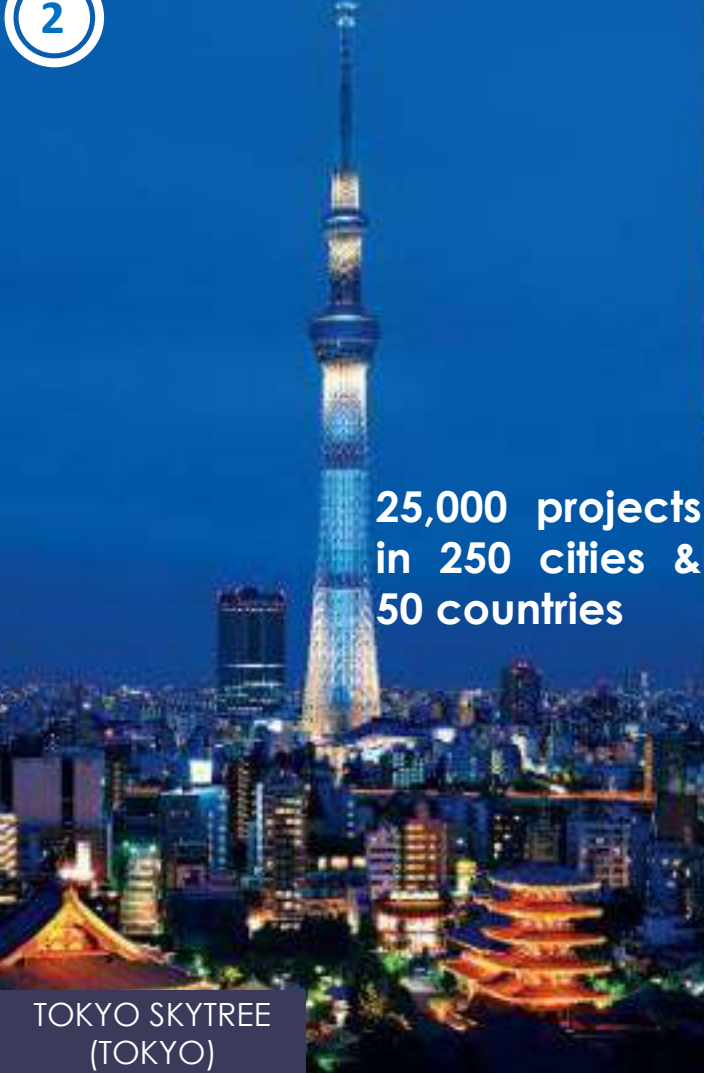
*NPR (Northern Peripheral Road)/Dwarka Expressway
CPR (Central Peripheral Road)



HOMES DESIGNED BY NIKKEN SEKKEI

✓ 2nd Largest Architectural Firm in the World

2



25,000 projects
in 250 cities &
50 countries

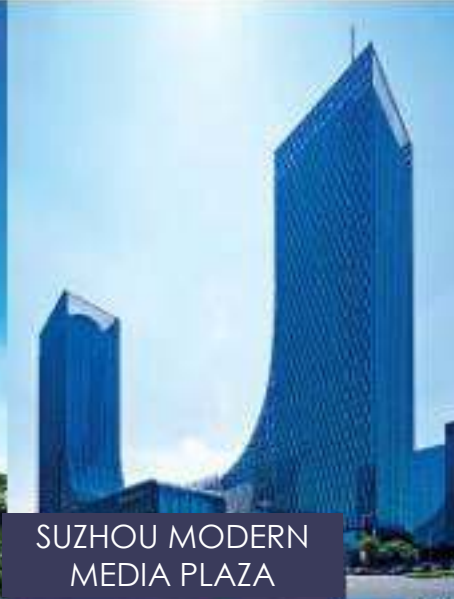
TOKYO SKYTREE
(TOKYO)



ONE ZA'ABEEL (Dubai)



OKINAWA INSTITUTE OF TECHNOLOGY
GRADUATE UNIVERSITY (Okinawa)



SUZHOU MODERN
MEDIA PLAZA



GUANGZHOU CADRE INTERNATIONAL
TOD CENTRE (Guangzhou)



YKK 80 BUILDING
(Tokyo)



NAKANOSHIMA FESTIVAL
TOWER WEST (Osaka)

UNBEATABLE CONSTRUCTION WITH WARRANTIES



WATERFALL RESIDENCES

Sec 36A, Gurugram

Your home comes with never before 7 certificates of quality

Our focus on quality brings you complete peace of mind

ITEM	PERIOD OF ASSURANCE
Polypropylene Piping <i>(Wastage and Fittings)</i>	5 years from date of delivery
Engineered Wooden Flooring	5 years from date of delivery
C.P Fittings and Chinaware	5 years from date of delivery
Aluminium Doors and Windows	5 years from date of delivery
External Paint	5 years from date of delivery
Electrical Switches and sockets	5 years from date of delivery
Door Handles, Locks and Cylinders	5years/ 2,00,000 cycle tested whichever is earlier

Disclaimer: The assurances given are applicable only for wear and tear as a result of normal usage. They are void if the article is not used for the purpose and manner intended for. They are void if deliberate damage is attempted.



UMBRELLA CONTRACT TO TATA PROJECTS

- ✓ **Single Large Umbrella contract** awarded to **Tata Projects** instead of multiple small contractors which is done in residential projects to save costs
- ✓ **Tata Projects is one of India's largest** and fastest growing engineering, procurement and construction companies
- ✓ **Much faster delivery** as they are responsible for the entire coordination with any sub-contractors
- ✓ **Stringent penalties** for any delay have been considered in the umbrella contract
- ✓ **Superior quality control** under the supervision of Tata Projects

SUMITOMO's SUPERVISION

- ✓ **Sumitomo Corporation's technical team** will **audit** the project regularly
- ✓ **Most stringent** Japanese standards for design, quality and safety are being followed

UNBEATABLE TECHNOLOGY

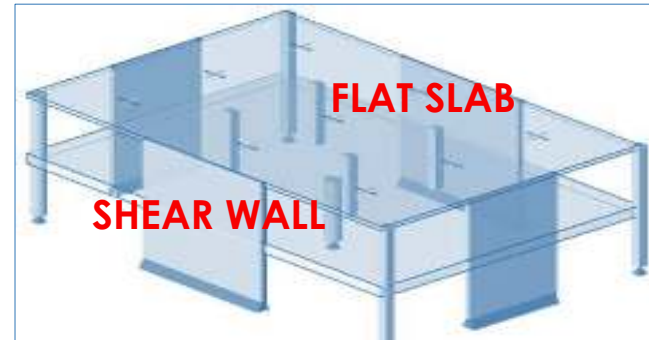


HIGH PERFORMANCE GLASS

High Performance Glass with very Low U-Value is being used in windows, which will lead to energy savings and reduced air conditioning bills

JAPANESE SYSTEM GLAZING FOR WINDOWS

Highly efficient Japanese designed and built glazing being used for external doors and windows. **Easier to maintain and install. More durable. Better thermal and better sound insulation.** Prevents moisture and water penetration in apartments. **Has optimal weight, so rollers do not wear out. Layer of Flashing is being used** around glazing at bottom of sliding door windows of living room and bedrooms to prevent damaging of silicone and ingress of water



- Aluminium Monolithic Formwork would be used for the construction which has **2X Faster construction cycle** versus conventional formwork
- **Solid Concrete Shear walls** and **Flat Slab** being used. Lead to **column free space** and **no hanging beams.**
- **Lead to very smooth finishing. No external plaster** would be used which means the **building would look new for much longer** duration
- These will be **cast together**, reducing construction joints drastically
- **Designed as per the latest building code**, to ensure **higher resistance to earthquakes**



- Polypropylene Piping being used which is **chemical and breakage resistant** and used in **chemical effluent treatment plants.** Has much higher strength and jointing properties than UPVC pipes which are used in most residential projects.
- **Have high impact strength** and thermal resistance, which makes **probability of damage almost NIL.**
- **Superior and efficient design with most pipes exposed in the shafts** making it easier to detect and rectify any leakage

SAFETY AND ENVIRONMENT CERTIFICATIONS



ONE OF THE HIGHEST STANDARDS FOR SAFETY GLOBALLY

4 STAR GRIHA RATING

Higher Environment Rating means lower energy bills

More eco-friendly operations

GRIHA

STRAIGHT LINE ARCHITECTURE AND VIEWS



- ✓ **Straight line architecture** of residential towers
- ✓ **No Two apartments face each other**, respecting privacy of residents
- ✓ **Long running balconies** for wide views
- ✓ **All rooms face** a project attribute such as greens, water bodies, road etc.
- ✓ **Beautiful landscaping** with **multiple water bodies and waterfalls**



GRAND
MAIN
ENTRANCE



GRAND
TOWER
ENTRANCES



LUXURIOUS
CLUB LOBBY
(focus on natural
materials)



ELEGANT
TOWER
LOBBIES
(all lobbies – Ground
to Top Floor are Air
Conditioned)



36,000 SQFT
CLUBHOUSE
(only for 433 apartments)



MAGNIFICENT
BANQUET
FACILITIES

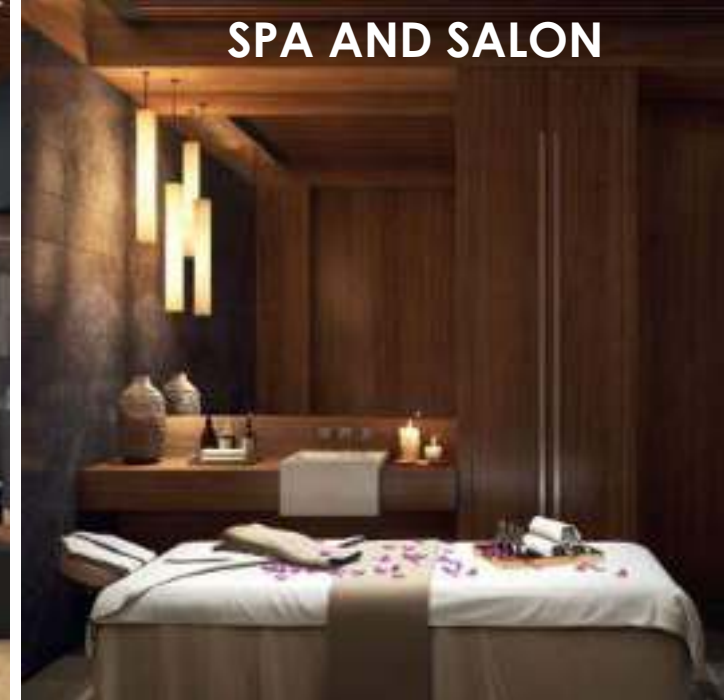
FINE DINING



GYMNASIUM



SPA AND SALON



CLUBHOUSE
INTEGRATED
WITH TOWERS
(don't need to exit
towers to reach it)

GYMNASIUM,
SPA, SALON

MINI THEATRE

FINE DINING,
ALFRESCO
DINING WITH
POOL VIEW
BAR LOUNGE,
AND CAFÉ

MINI THEATRE



TENNIS COURT



TENNIS COURT,
SQUASH

KIDS' PLAY
ROOM AND
PLAYGROUND

PICTURESQUE POOL AREA





ELEVATOR
LOBBY – 7
ELEVATORS IN
EACH TOWER

4 HIGH SPEED
+
SERVICE
+
SHUTTLE (from
Basement to
Ground)



LIVING AND
DINING WITH
ENGINEERED
WOODEN
FLOORING



IMPORTED
MODULAR
KITCHEN



LUXURIOUSLY
FINISHED
BEDROOMS



PREMIUM
SANITARY
FITTINGS OF
GROHE/TOTO
OR EQUIVALENT
IN ALL
WASHROOMS



LOUNGE



BALCONY WITH
SPECTACULAR
VIEWS

PREMIUM INTERIORS & FITTINGS

ENGINEERED WOODEN FLOORING IN LIVING DINING



VRV – DAIKIN OR EQUIVALENT



IMPORTED MODULAR KITCHEN



PREMIUM SANITARY FITTINGS OF GROHE/TOTO/EQUIVALENT



7 LIFTS PER TOWER = 4 HIGH SPEED + SERVICE + SHUTTLE (from Basement to Ground)



MITSUBISHI OR EQUIVALENT LIFTS



DESIGN FLEXIBILITY FOR BUYERS – KRISUMI SELECT



OPTION OF
BEIGE (odd
numbered
Floor) OR GREY
INTERIORS (even
numbered
Floor)



OPTION OF
OPEN OR
CLOSED
KITCHEN

Note: Kitchen would come with wooden look for the lower cabinets and without white goods

DESIGN FLEXIBILITY FOR BUYERS – KRISUMI SELECT

STUDY



STORE ROOM



SERVANT ROOM WITH TOILET



3rd BEDROOM



30 TYPES OF APARTMENT VARIATIONS FOR THE BUYER

- ✓ OPTION TO CHOOSE STUDY ROOM OR STORE ROOM OR SERVANT ROOM WITH TOILET
- ✓ OPTION TO CHOOSE 3rd BEDROOM AS OPEN TV LOUNGE FOR 3 LDK+S

HOTEL LIKE SERVICES



PROVISION FOR LAUNDROMATS



**STAFF SHOWER,
CHANGING AND
LOCKER ROOMS
IN THE BASEMENT**



DRIVER WAITING AREA



**PROVISION FOR CAR
CHARGING STATIONS**



CAR WASHING BAY



Price List (Excluding Fully Furnished Apartments) W.E.F 15.01.2021

		Area in square meter	Area in square feet	BOX PRICE (₹ Crores)
3 LDK + S	Saleable Area	232.53 – 235.72	2 503 – 2 538	2.26 - 2.43 *
	Exclusive Area	176.14 – 178.58	1 896 – 1 922	
	Carpet Area	122.81 – 123.16	1 322 – 1 325	
3 LDK	Saleable Area	180.87 – 183.57	1 946 – 1 976	1.69 - 1.82 *
	Exclusive Area	137.02 – 139.07	1 474 – 1 497	
	Carpet Area	93.73 – 96.05	1 009 – 1 033	
2 LDK	Saleable Area	134.56 – 137.36	1 448 – 1 479	1.44 - 1.48 *
	Exclusive Area	101.94 – 104.06	1 097 – 1 120	
	Carpet Area	66.96	720	

* Additional Charges:-

- EDC/ IDC @ ₹ 380 per square feet of Saleable Area
- Interest Free Maintenance Deposit @ ₹ 150 per square feet of Saleable Area
- ₹ 125 000 per apartment for Electricity, Water and Gas Connection and Meter Charges
- GST as per prevailing rates (Currently @ 5%)
- Stamp Duty and Registration fee as per actuals

Notes:

- Above prices are inclusive of Lifetime Club Membership, Right To Use 1 Car Park and Preferred Location Charges (Pool, Green, Floor, Club and East).
- Booking is subject to terms and conditions mentioned in the Application Form
- The abovementioned prices are subject to revision at the sole discretion of the Company, without prior notice. Price of the Apartment may vary based on the choice of the Unit and Floor and Orientation. Please confirm the pricing at the time of booking.

Payment Detail

Account	KRISUMI CORPORATION PVT LTD – Waterfall Residences Collection A/C
Account No.	258722687226
Bank	IndusInd Bank Ltd
Branch	Gurugram (First India Place, Ground Floor, MG Road, Gurugram -122002)
IFSC Code	INDB0000022

Add-on Packages (Optional)

Package Cost* and Details	2 LDK	3 LDK	3 LDK + S
Basic Add On = Wardrobe for all bedrooms, Geyser for all Toilets and Kitchen & Exhaust for all Toilets and Kitchen	₹ 220 000	₹ 300 000	₹ 370 000
Upgrade Add On = Basic Add On + Vanity under counter for all toilets with laminate finish, Mirror with storage on back for all toilets, Shower cubical with doors & accessories for all Toilets	₹ 370 000	₹ 460 000	₹ 600 000
Full Add On = Upgrade Add On + Ceiling Fans & Light Fixture	₹ 440 000	₹ 540 000	₹ 740 000

- **Right To Use Additional Car Parking Charges:**
 - Premium Covered Car Parking = ₹ 400 000
 - Open Car Parking = ₹ 300 000
 - Combined Car Parking = ₹ 200 000

Note : GST to be charged extra on aforementioned prices.



PERSONAL WORKSPACE
AT YOUR HOME



Welcome to the new work-life balance.

Where home and work seamlessly flow into one another.

Enjoy a thoughtfully

designed, global quality home along with a proposed

personal workspace furnished by Krisumi. Come, make

yourself at home

in the future.

ELEGANCE MEETS EFFICIENCY

Thoughtfully designed workspace, furnished and fitted out by Krisumi. Facilities include everything you need to conduct your work smoothly



Lights



Paper Shredder



TV



Fan



Air Purifier



One time basic stationery & clock



Router



Vacuum cleaner



Toaster



Printer



Coffee Maker



Dustbin



Storage

Price List of 2LDK + Personal Workspace W.E.F. 15.01.2021



		Area in square meter	Area in square feet	BOX PRICE (₹ Crores)
2 LDK + Personal Workspace	Saleable Area	180.87 – 181.69	1 946 – 1 955	1.76 - 1.83 *
	Exclusive Area	137.02 – 137.64	1 474 – 1 481	
	Carpet Area	93.76	1 009	

* Additional Charges:-

- EDC/ IDC @ ₹ 380 per square feet of Saleable Area
- Interest Free Maintenance Deposit @ ₹ 150 per square feet of Saleable Area
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Branch	Gurugram (First India Place, Ground Floor, MG Road, Gurugram -122002)
IFSC Code	INDB0000022



TOWER - C
TRIPLE
HEIGHT
LOBBY

**LIMITED
EDITION
APARTMENTS
IN TOWER C**



GRAND
DROP-OFF

**FULLY
FURNISHED
WITH
PREMIUM
SERVICES**

LIMITED EDITION FULLY FURNISHED APARTMENTS

*Tower C would also have some Limited Edition Fully Furnished Apartments with Premium Services. These would have the below **furnishing in addition to the apartment specifications and finishes shown earlier, and concierge services. These would be serviced through the Club.***

General

- ✦ Video Door phone
- ✦ Wi-Fi Router
- ✦ Intercom
- ✦ All wall and ceiling lights
- ✦ All fans
- ✦ Shoe Rack

Living Area

- ✦ Air Purifier
- ✦ Mini Fridge
- ✦ One 50 inch TV
- ✦ Sofa set
- ✦ Centre Table
- ✦ Side Table
- ✦ TV Console
- ✦ 6-Seater dining table set
- ✦ Rug
- ✦ Art
- ✦ Table Lamp
- ✦ Drapes

Kitchen

- ✦ 300 litre fridge
- ✦ Utensils for cooking
- ✦ Geyser
- ✦ Dishwasher
- ✦ Microwave
- ✦ Toaster
- ✦ Electric Kettle
- ✦ Mixer Grinder
- ✦ RO Water Purifier
- ✦ Exhaust Fan

Bedrooms

- ✦ One 43 inch TV with Console in Master Bedroom
- ✦ One electronic safe
- ✦ Beds with side tables in every bedroom
- ✦ Mattresses
- ✦ Wardrobe in every bedroom
- ✦ Drapes

Study (where applicable)

- ✦ Study table and chair
- ✦ Wall Storage

Toilets

- ✦ Geysers in all toilets
- ✦ Bath tub and Japanese WC in master bedroom; Glass partitions in all other toilets
- ✦ Vanity
- ✦ Towel Racks
- ✦ Mirror lights
- ✦ Exhaust Fan

Main Balcony

- ✦ 2 Outdoor chairs with centre table

Service Balcony

- ✦ Washing Machine with Dryer

Price List Of Fully Furnished Apartments W.E.F 15.01.2021



		Area in square meter	Area in square feet	LAST ALL INCLUSIVE PRICE # (₹ Crores)	CURRENT ALL INCLUSIVE PRICE # (₹ Crores)
3 LDK + S	Saleable Area	234.91 – 235.72	2 528 – 2 538	3.16 - 3.18 *	3.16 - 3.18 *
	Exclusive Area	177.96 – 178.58	1 915 – 1 922		
	Carpet Area	123.16	1 325		
2 LDK + Personal Workspace	Saleable Area	180.87 – 181.69	1 946 – 1 956	2.43 - 2.45 *	2.43 - 2.45 *
	Exclusive Area	137.02 – 137.64	1 474 – 1 482		
	Carpet Area	93.76	1 009		
2 LDK	Saleable Area	134.56 – 137.36	1 448 – 1 479	1.81 - 1.85 *	1.86 - 1.90 *
	Exclusive Area	101.94 – 104.06	1 097 – 1 120		
	Carpet Area	66.96	720		

*Cost of Stamp Duty & Registration Fee on the Conveyance Deed Shall be Payable Extra, As Applicable

All Inclusive Price Covers:-

- Lifetime Club Membership, Right To Use One Car Park and Preferred Location Charges
- EDC/ IDC @ ₹ 380 per square feet of Saleable Area
- Interest Free Maintenance Deposit ₹ 150 per square feet of Saleable Area
- ₹ 125 000 per apartment for Electricity, Water, Gas Connection and Meter Charges
- GST as per prevailing rates (currently @ 5%)
- Stamp Duty and Registration fee applicable on Agreement For Sale, as per Govt. norms

Notes:

- Booking is subject to terms & conditions mentioned in Application Form
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Account No.	258722687226
Bank	IndusInd Bank Ltd
Branch	Gurugram (First India Place, Ground Floor, MG Road, Gurugram -122002)
IFSC Code	INDB0000022

Price List of Penthouses W.E.F. 15.01.2021



		Area in square meter	Area in square feet	BOX PRICE (₹ Crores)
Penthouses	Saleable Area	340.72 – 610.31	3 667 – 6 569	4.18 - 7.49 *
	Exclusive Area	258.12 – 462.36	2 778 – 4 976	
	Carpet Area	168.89 – 276.50	1 817 – 2 976	

* Additional Charges:-

- EDC/ IDC @ ₹ 380 per square feet of Saleable Area
- Interest Free Maintenance Deposit @ ₹ 150 per square feet of Saleable Area
- ₹ 125 000 per apartment for Electricity, Water and Gas Connection and Meter Charges
- GST as per prevailing rates (Currently @ 5%)
- Stamp Duty and Registration fee as per actuals

Notes:

- Above prices are inclusive of Lifetime Club Membership, Right To Use 1 Car Park and Preferred Location Charges (Pool, Green, Floor, Club and East).
- Booking is subject to terms and conditions mentioned in the Application Form
- The abovementioned prices are subject to revision at the sole discretion of the Company, without prior notice. Price of the Apartment may vary based on the choice of the Unit and Floor and Orientation. Please confirm the pricing at the time of booking.

Payment Detail

Account	KRISUMI CORPORATION PVT LTD – Waterfall Residences Collection A/C
Account No.	258722687226
Bank	IndusInd Bank Ltd
Branch	Gurugram (First India Place, Ground Floor, MG Road, Gurugram -122002)
IFSC Code	INDB0000022

Possession Link Payment Plan (30:70)



Valid for limited Inventory & time period

Payment Plan	% due
Advance amount on booking	₹ 500 000
Booking Amount - Within 30 days from booking	10% of Sale Consideration (Less Advance amount of ₹ 500 000) + GST +Registration & Stamp Duty on Agreement for Sale
Within 90 days from booking OR Completion of Excavation Work, whichever is later	20% of Sale Consideration + GST
On Application of OC	35% of Sale Consideration + GST
On Offer of Possession	35% of Sale Consideration + GST + IFMSD+ Registration & Stamp Duty on Conveyance Deed

Special Payment Plan (25:25:25:25)

Payment Plan	% due
Advance amount on booking	₹ 500 000
Booking Amount - Within 30 days from booking	10% of Sale Consideration (Less Advance amount of ₹ 500 000) + GST + Registration & Stamp Duty on Agreement for Sale
Within 90 days from booking OR Completion of Excavation Work, whichever is later	15% of Sale Consideration + GST
Within 180 days from booking OR Completion of 8 th Floor Slab, whichever is later	25% of Sale Consideration + GST
On Application of OC	25% of Sale Consideration + GST
On Offer of Possession	25% of Sale Consideration + GST + IFMSD + Registration & Stamp Duty on Conveyance Deed

FINANCIAL CASE STUDY

FINANCIALS CASE STUDY																
Type	Area	Value (in Cr.)	price under 25*4 scheme	Loan Amount for 20 years @8%	EM1 (PER MONTH)	10% Installment(Rs. In lacs)	36 Months EMI	TOTAL PMT BY CUSTOMERS (BANK LOAN)	Payment by customer (SELF)	Rate (PSF)	Rate under 25*4 scheme (Only for 4 days)	Rent Capitalisation (Price Per Sq Ft After 3 Years @Rs.65 psf Per Month (weighted avearge)	Appreciation (PSF)@65	Appriciation Value @65 PSF	% Retun on Capital Employed @65 (SELF CASE)	% Retun on Capital Employed@ 65 (LOAN CASE)
2 LDK	1448	1.81	17376000.00	6950400.00	58133.00	1737600	2092788	38,30,388	86,88,000	12500.00	12000.00	14,000	2,000	28,96,000	33.33	76
3 LDK	1950	2.43	23400000.00	9360000.00	78291.00	2340000	2818476	51,58,476	1,17,00,000	12500.00	12000.00	14,000	2,000	39,00,000	33.33	76
3 LDK + S	2530	3.16	30360000.00	12144000.00	101577.00	3036000	3656772	66,92,772	1,51,80,000	12500.00	12000.00	14,000	2,000	50,60,000	33.33	76

YOU ARE INVITED @ KRISUMI

COME AND VISIT US AT THE KRISUMI SALES LOUNGE
BRING ALONG YOUR FRIENDS AND FAMILY

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RERA No. : RC/REP/HARERA/GGM/2018/03

SALES LOUNGE AND PROJECT SITE : SECTOR 36A, GURUGRAM, HARYANA - 122004
CORPORATE OFFICE : 461- 462, UDYOG VIHAR PHASE-3, GURUGRAM, HARYANA - 122016