

EVERYTHING

YOU WANTED TO KNOW ABOUT
KRISUMI WATERFALL RESIDENCES



WATERFALL RESIDENCES
Sector 36A, Gurugram



COMPANY
AND PROMOTERS
THE FIRST
INDO-JAPANESE
MEGA REAL ESTATE JV



KRISUMI, INDIA'S FIRST INDO-JAPANESE MEGA REAL ESTATE COLLABORATION

An enterprising collaboration (50:50 JV) between Sumitomo Corporation, Japan and Krishna Group, India, Krisumi is a convergence of Kriya, meaning creation in Sanskrit, and Sumi, the Japanese word for fine living. Our endeavour is to conceptualize, design and build homes which are characterized by the highest standards of Japanese craftsmanship, in sizes that complement today's ever-evolving way of life. By unifying Japanese design aesthetics with the warmth of Indian hospitality, we at Krisumi are giving shape to architectural masterpieces that are spectacular in form, and highly practical in function.

ABOUT SUMITOMO CORPORATION, THE JV PARTNER

Sumitomo Corporation (SC) is a member company of the Sumitomo Group. Noteworthy details: Leading Fortune 500 global trading and business investment company.

- 400-year-old history.
- 900 group companies with over 70,000 employees.
- Spread across a geographical expanse spanning 66 countries.
- FY 2019-20 Annual revenue is USD 50 Bn.

Sumitomo Corporation's Diverse Business Establishments:

Food Products, Mineral Resources, Electric Power & Energy, Machinery, Transportation, Environment, Real Estate, Information Telecommunications, Retail & Service Operations, Finance & Insurance, Metal Products, General Products, Chemical & Electronics

Read more at - www.sumitomocorp.co.jp

KRISHNA GROUP, THE OTHER 50% JV PARTNER

The Foundation of Krishna Group was laid by Mr. Ashok Kapur in 1994.

Krishna group with a range of diversified interests in Real Estate, Automotive Components, Travel, Media and Entertainment Seating, is one of the most respected corporate houses in India. Krishna Group is one of the largest automotive component manufacturers of India with Krishna Maruti Limited as its flagship company.

Headquartered out of Gurgaon, Krishna Group has a pan-India presence with more than 36 production facilities. These cutting-edge, technology driven facilities reflect the group ethos of focus on Quality. Thereby, Krishna group is the only Indian automotive company to have won the prestigious Deming award for its Seating Division.

Driven by a philosophy of collaboration with more than 21 successful Joint Ventures with Global Leaders in each of their fields, Krishna Group today services marquee clients across the world, and is recognized for its customer orientation, quality products and strict adherence to commitments.

Krishna Groups' esteemed Customers are Maruti, Honda, Porsche, Volkswagen, Land Rover, Bentley Jaguar etc.

It has diversified interests in automotive components, SKH Metals (pioneer in fuel tank manufacturer) travel (SKH Global Travels Pvt Ltd, Indraprakash Building, CP), Media (Platform Magazine) entertainment seating and real estate (Krisumi Corporation) with annual revenues of USD 740 Million as recorded in Financial Year 2018-19.

Read more at - www.krishnagroup.co.in

WHAT IS SUMITOMO CORPORATIONS TRACK-RECORD IN THE REALTY VERTICAL ACROSS THE GLOBE?

Delivered 300+ World Class real estate projects across Japan, USA, China, and Indonesia. To mention a few: Shanghai Rokumein, Soyushinawajo & Tohogouen (China).

Medlock Bridge, Hamilton Mill, Verrado Project & Cactus 67th Project (America)

Park Tower Harumi, Tokyo Towers (Tokyo), Branz Tower Umeda North, Dojima The Residence Mark Tower, The Central Mark Tower, Classy Tower Yadoyabashi (Osaka) etc.

Seutul Project (Indonesia) Ongoing.

MASTER PLAN AND ARCHITECTURAL DESIGN BY JAPAN'S NO. 1 AND WORLD NO. 2 NIKKEN SEKKEI

The Master plan & Architectural design has been developed by world renowned Japanese design firm Nikken Sekkei, the name behind the famed Tokyo Sky Tree.

Established in 1900, Nikken Sekkei has completed more than 25,000 projects, in over 250 cities, across 50 countries. To know more visit www.nikken.co.jp



KRISUMI WATERFALL RESIDENCES AT A GLANCE



NAME OF THE PROJECT

Waterfall Residences

ACRES

5.4375 Acres

NUMBER OF APARTMENTS

433 apartments distributed in 3 Towers

FLOORS OF EACH TOWER

Tower A - 25, Tower B - 28 and Tower C - 35

HEIGHT OF TOWERS

Tower A- 86.10 m, Tower B - 96 m,

Tower C- 119.10 m

BREAK UP OF APARTMENT TYPE

2 LDK, 3 LDK, 3 LDK + SR and Penthouse - Duplex type, 2 LDK + Personal Workspace, Fully Furnished Apartments with Premium Services

APARTMENTS TO A FLOOR

Tower A and Tower B - 5 apartments to a core and in Tower C - 6 apartments to a core

FAR FOR THE PROJECT

64718.987 m² for Phase 1 & 696635.101 sq.ft; 3.5 FAR

GREEN/ OPEN AREA OF WATERFALL RESIDENCES

Ground coverage 28%, Green area & open area 72%

LOADING / EFFICIENCY FOR THE APARTMENTS

Loading - 32% Approx. & Efficiency - 68% (Including 100% balcony)

DISTANCE BETWEEN TOWERS

Minimum 43.067 m & Maximum 125.008 m (refer Site Plan)

5-6 APARTMENTS TO A CORE

It's a Straight Line Architecture; Living Room & Bedrooms are facing Green or Front side's attributes & Utility areas like utility balcony, Kitchen & Washroom are facing rear side.

433 APARTMENTS IN 5.43 ACRES

"This is as per TOD Policy & even if it is high density but the open area is about 72%. There are very limited projects which have got high FAR. Providing best amenities & club of 36060 sq.ft. Vertical Development."



LOCATION AND CONNECTIVITY



FROM NH-8

1.8 km.

WHAT ABOUT ACCESS & CONNECTIVITY? IS IT DIFFICULT?

As on date we have direct access to the site from the NPR & NH-8. Prime Minister Mr. Narendra Modi has also directed the road transport and highways ministry to complete the 29 km Dwarka Expressway project by Sept 2022 (Source- Times of India)

DOES KRISUMI HAVE ANY LEVEL OF COMMITMENT FOR COMPLETING THE NPR & CPR WITHIN STIPULATED PERIOD OF TIME.

NO, as a private developer, we don't have any authority to lay hands on any Govt. properties. But the development is now under NHAI and construction is in full progress.

NEIGHBOURHOOD DEVELOPMENTS

DLF Primus, Sector-82A, GODREJ Icon, Sector-88A, EMAAR Palm Hills, Sector -77

KRISUMI CITY'S FRONTAGE ON NPR & CPR

1100 m (1.1 km) wide facing CPR 507 m (0.5 km) facing to Dwarka Expressway

WATERFALL RESIDENCES FRONTAGE ON CPR

97.672 m wide

COMING UP OF DWARKA EXPRESSWAY

Dwarka Expressway is a high-speed link road, officially known as Northern Peripheral Road.

It is 29 km long and 150 m wide. The expressway will take off from Delhi-Gurgaon Expressway at Shiv Murti in Mahipalpur and will terminate at Kherki Daula toll plaza.

Sectors 81 to 115 have been developed along its length. Prime Minister Narendra Modi has directed the road transport

and highways ministry to complete the Dwarka Expressway project by September 2022 in a meeting held on December 30.

METRO CONNECTIVITY

Approved and Notified.

STATUS OF ISBT

As per Master Plan of 2031, the land area is approved and land acquisition is in progress.

STATUS OF CPR & CLOVER LEAF FLYOVER

L&T has been awarded the Tender by NHAI to construct Black top on approximately 1 km (both side) of Central Peripheral Road (CPR) has been completed. Road surface levelling work is in progress for balance 2 km. Work of a trumpet interchange which is being constructed on the CPR is about 50% complete. Underpass of trumpet interchange is in full

swing. Work for elevated road of the cloverleaf interchange, which is being constructed at the intersection of Central Peripheral Road (CPR) and Southern Peripheral Road (SPR) is in progress and is likely to be completed by June 2021.

DISTANCE TO NH 8 ON CPR FROM THE PROJECT

Approximately 1.8 km distance



DEEP DIVE INTO THE DETAILS



USPS OF WATERFALL RESIDENCES

- 1 Straight line architecture
- 2 2 + 4 + 1 elevators per tower = 7 elevators per tower
- 3 Security systems - Separate access card issued for the residents, Guests & support staff.
- 4 Club house spread in 36,060 sq.ft.
- 5 Air-conditioned Entrance Lift Lobbies till the top most floor.
- 6 Aluminium Shuttering Construction
- 7 Inter connectivity of Club House with the three Towers
- 8 Location - an intersection between the NPR & CPR and only 1.8 km from NH8.
- 9 Compact apartment - planned with more utility spaces & minimal dead areas
- 10 Customization options are available as per cluster wise.

BENEFITS OF WATERFALL RESIDENCES

- 1 Compact Design
- 2 Rental Mecca of New Gurgaon, the project has unique advantage of quality, design & location
- 3 Proposed last 75 units to be leased to leading automotive component companies, to be capitalised at 5.5% approx. and then to be sold.
- 4 7 Quality Certificates at the time of delivery

DO WE GIVE ANY QUALITY CERTIFICATES

Yes, each unit comes with 7 quality certificates valid upto 5 years from the date of delivery, we also give quality certificate of no seepage or leakage.

FLOOR TO CEILING HEIGHT OF APARTMENT & LOBBY AREA

For Apartment - floor to ceiling height in rooms 9 ft 6 inches, In kitchen, toilet and corridors - 8 ft

BENEFITS OF TOD PROPERTY

"Transit-oriented development, or TOD, is a type of community development that includes a mixture of housing, office, retail and/or other amenities integrated into a walkable neighbourhood and located within a half-mile of quality public transportation. This gives benefit to our customers/residents of better connectivity. As the metro has already been notified for this area the residents will have added advantage of connectivity"

BENEFITS OF THE JAPAN ASSOCIATION AND COLLABORATION

- 1 Financial closure has already been done, funds

for project have been already placed for construction & completion.

- 2 GFC- Good for construction drawings are already in place, the sales for the project were not started till the finalisation of GFC.
- 3 All designs and drawings are already in place- no stock images have been used in brochures or at our sales lounge.
- 4 All designing till detailing stage has been done in Japan.
- 5 Technical Team from japan is supervising the execution of designing and construction

BRANDS OF ALL FITTINGS

Daikin VRV ACs, Toto / Grohe & TOTO fittings and Sanitary, Lifts of Mitsubishi or Equivalent etc.

ELECTRICITY /POWER BACK UP LOAD AS PER APARTMENT SIZE

3 LDK+ S -12 KW, 3 LDK -8 KW, 2 LDK -6 , Pent House -18 KW, Pent House with Pool -20 KW.

NUMBER OF PARKING BAYS IN 2 LEVELS

Total nos. - 773 nos. 2 LDK - 113 nos. (1 bay for each apartment) + 54 Apartments are with 2 Parking bays each, 3 LDK - 152 nos. (1 bay for each apartment) + 52 Apartments are with 2 Parking bays each, 3 LDK + S - 156 nos. (2 bays for each apartment), Duplex/Penthouse - 12 nos. (3 bays for each apartment); Visitor Car parking bays - 54 Parking

WHERE IS VISITOR PARKING

On-grade / surface

FACILITIES IN BASEMENT ON BOTH THE LEVELS

Laundromat, Drivers' waiting areas with toilets, Maids' common room with toilets & Shower Room

TOTAL NUMBER OF ELEVATORS IN EACH TOWERS

4 passengers elevators and 1 service elevator in each tower from reception lobby to Penthouse floors, 2 no. shuttle elevators in each tower from basement to reception lobby

ELEVATOR CAPACITY & WAITING TIME

Capacity - Maximum 15 persons (1020 kg) & the calculated waiting time will be a less than a minute

SPEED OF ELEVATOR

High Speed

CORRIDOR & LIFT LOBBIES AREA IN ALL THE TOWERS

Lift lobby width-2000 mm (6.5 ft), corridor width-1500 mm (5 ft)

TOTAL CLUB AREA

36006 sq.ft. (Including Ground Floor Amenities)

CLUB ENTRANCE LOUNGE & CIRCULATION

6135 sq.ft.

SEGREGATION OF AMENITIES IN THE CLUB HOUSE

Ground Floor - Club lobby with café and banquet facility, Theatre, Male & Female Spa and Salon, Squash Court, Open & Covered Gym, Convenient Shopping, Indoor games, Kids play area, picnic area, open cafe & Mail Corner.

First Floor - Multi Cuisine Restaurant, Bar & Swimming Pools with Water bodies.

Roof Top Garden on the terrace of the club House

WHO WILL MAINTAIN & WHAT WILL BE THE RUNNING COST OF CLUB, BAR & RESTAURANT

The company will appoint an A Grade experienced maintenance agency to run the complete club house including the bar & restaurant.

The running cost will be determined in next one & half years.

CLUB USAGE WILL BE ALLOWED TO VISITORS OR NOT?

If allowed, then it will be included in Agreement or not?. The Club usage will be permitted to the Resident's and their guests with prior intimation from the resident to the facility Manager.

Separate agreement will be executed between the RWA, Facility Management company & the developer at the later stage.

ENTRANCE LOBBY HEIGHT

9.2 m or 31.11 ft in T-C & 16.11 ft in T-A & B

ENTRANCE LOBBY AREA - TOWER WISE

T-A & B - 4973 sq.ft. and T-C - 4058 sq.ft.

CAPACITY OF BANQUET HALL

Area is 2110 sq.ft. & seating capacity is 100 Pax

SIZE OF SWIMMING POOL (ADULTS)

Adult pool (10 m X 22 m Avg.) or (108 sq.ft. X 237 sq.ft.)

SIZE OF SWIMMING POOL (KIDS)

Kids pool (3.6 m X 7 m) or (39 sq.ft. X 75 sq.ft.)

LIST OF INDOOR & OUTDOOR GAMES & FACILITIES

Table Tennis, Carrom, Chess, Billiards, Squash Court, Tennis Court (outdoor), Theatre, Refreshment Space, Shops (indoor)

SEATING CAPACITY OF MULTI CUISINE RESTAURANT

68 (Covered) + 33 (Open) = 101

AREA OF BAR

1076 sq.ft. (Covered) + 721 sq.ft. (Open)=1797 sq.ft.

SEATING CAPACITY OF BAR

35 (Covered) + 15 (Open) = 50

SIZE OF ROOFTOP GARDEN

6243 sq.ft.

SEATING CAPACITY OF THEATRE

20 Seats

AREA OF GYMNASIUM

2239 (Covered) + 657 (Open) = 2896 sq.ft.

HOW BIG IS THE SPA - MALE & FEMALE BOTH?

1162.5 sq.ft. (Male) & 1615 sq.ft. (Female)

CONVENIENT SHOPPING AREA

1195 sq.ft.

HOW WILL A SINGLE CONVENIENT SHOPPING CENTRE CATER TO 433 FAMILIES

One single self sufficient convenient store will be mini supermart that will cater from groceries to vegetables to all basic amenities

LOCKER ROOMS FOR POOL/ GYM USERS

Yes, Locker facilities will be provided

WHERE IS THE JOGGING TRACK?

Jogging track is with the peripheral road surrounding the 3 towers and the path between the towers and the pool area (on fire tender path)

PLEASE SPECIFY - DETAILS OF ADD-ONS ON EXTRA COST

Refer Krisumi SELECT APP, or E - Brochure

GARBAGE DISPOSABLE SYSTEM

Door to door collection from apartments

TIE-UP WITH ANY SPECIFIC MAINTENANCE AGENCY?

Will be handled by Experienced A-Grade Agency till the RWA is formed.

Solar Energy

Solar panels will be installed on the roof and hot water provision will be there in the kitchen only. In the Bathrooms, provisions will be from electric water heaters. Electric water heaters will be in customer's scope.

Waste Management

Will be handled by A-Grade Agency till the RWA is formed.

Rain Water Harvesting

6 pits will be installed in the complex. This is as per the Central ground water board, Ministry of Water resources

WHICH SEISMIC ZONE WILL THE CONSTRUCTION BE?

The project is being made as per the new building code which is compliant as per guidelines of seismic zone 5

CAM Charges

Shall be Finalized at the time of Possession

Height of EWS Apartments

Stilt + 4

Total Number of EWS Apartments

77

IS THERE SEPARATE ENTRY / EXIT FOR EWS RESIDENTS OR NOT?

Yes, There will be separate Entry/ Exit road for the EWS Residents.

PROVISION FOR MOSQUITO MESH OR A 3RD CHANNEL

No mesh and No 3rd channel in the frame. As a solution a separate roller mesh can be installed by the owner

TYPE OF WINDOWS

Imported Structural Glazing windows from Lixel, high

performance system glazed glass

CONSTRUCTION TECHNOLOGY & TECHNIQUE

Aluminium Shuttering is a fast paced construction technique which offers strength and durability to a building by use of aluminium frameworks .

Columns are casted first followed by beam and slab, concreting is done by boom placer or pump.

Advantages

- (1) Fast completion of floors
- (2) Uniformity in structural components.
- (3) Good finishing can be seen
- (4) Less chances of seepage
- (5) No need of plastering.

WILL THERE BE A PET ZONE?

Yes, there will be a designated pet zone area

WHY SHOULD A CUSTOMER GO FOR AN UNDER CONSTRUCTION PROJECT, IF READY TO MOVE IN OPTIONS ARE AVAILABLE ?

Easier Funding, Emerging appreciation of new developing properties and emerging location. Our project is located on the intersection of CPR & NPR and is better planned in terms of infrastructure like service road, drainage system & connectivity.

Amenities & facilities provided in this project are much superior comparatively for i.e., huge Club House-36000 sq.ft., Japanese architecture & craftsmanship, luxury interiors etc.

AS LUXURY APARTMENTS AREN'T THE APARTMENT SIZES SMALLER?

Our intention is to deliver Luxury Apartments within a reach of maximum aspirational Target Audience. Our room sizes are same as compared to any other development in this ticket price. Refer Annexure of comparative study

HOW ARE YOU ADAPTING THE CHANGES OF NORMS & BY LAWS DESPITE BEING A NEW DEVELOPER?

Krisumi has on board an experienced & qualified team members, who are hands-on on the current Real Estate laws & norms & we have on board an experienced legal representative who is involved at every stage to guide the company in the right direction and approach.

IS THE DESIGN PHILOSOPHY JAPANESE?

Yes, Japanese Philosophy & thought process is adapted where our architect is Japanese - Nikken Sekkei

For Example - Japanese aspects like - Taki (Waterfall), Kekkai (Transition), Hikari, Kage (Light & Shadow), Engawa (Connection), Tsuboniwa (Small Garden), Kaiyuusei (Stroll Garden), Security (Separate Elevators) & Taihi (Contrast)

HOW WE ARE EXECUTING THE CUSTOMIZATION OPTIONS?

Instead of giving one to one customization we are offering options cluster wise & one can choose as per their requirements at the time of booking.

There will be a separate agreement to be signed by the customer

2 APARTMENTS VS 6 APARTMENTS TO A CORE WILL BE CONGESTED, ISNT IT?

2 Apartments may be large but 6 apartments to a core will witness no dead areas, more utilization of space, lesser maintenance of apartments & compact living. Straight line architecture, all bedrooms, living-dining facing to attributes or open areas and washrooms & utility areas is facing to rear side.

COMPLETION/ POSSESSION TIMING?

June 2024 as per RERA

HOW DO WE MAKE SURE THAT THE PROJECT WILL BE DELIVERED TIMELY?

RERA coming in place & all developers have to be certified by the RERA Authority. Hence, we have to adhere to the Laws & norms of RERA, where delivery has to be within the stipulated time period. Construction is by TATA projects and we intend to deliver in the stipulated timeline.

WHERE WILL BE YOUR MAIN OFFICE TO MANAGE THE ENTIRE DEVELOPMENT?

All the projects will be handled from the Krisumi Sales Lounge (Sector - 36A)

ARE PENTHOUSES AVAILABLE?

Yes there are a total of 12 Penthouses, measuring 3673 sq.ft. to 6569 sq.ft.

Only bigger size Penthouses include lap pool & Terrace.

ANY SPECIFIC FACILITIES IN PENTHOUSES AS COMPARED TO OTHER APARTMENTS?

Penthouses are Duplex Structure, 2 Master Bedrooms on each floors, Big size lap pool, Terrace apart from running balcony, spacious room sizes & common areas etc.

IS THE SLIDING DOOR IN TV LOUNGE PART OF FIXTURES & FINISHES?

No, Sliding door is not the part of finishing & fixtures.

TIME PERIOD FOR OPTING THE CUSTOMIZATION

Customers need to decide the customization at the time of booking.

WILL THE FIRST TRANSFER BE FREE OR NOT? WHAT IS THE PSF RATE OF 2ND TRANSFER? OR ANY TIME LIMIT?

First Transfer is free with no time limit

Second Transfer will be decided later as per company norms

SECURITY OF JOINT VENTURE?

Agreement deal was already signed in 2017 and have a very strong business relationship. Krishna Group has had over 21 JVs in the past 26 years and all successfully running till date.

WHAT IS THE REQUIREMENT OF A HUGE RUNNING BALCONY?

To move freely from one end to another end of apartment & enjoy the open/ green/ pool view.

For Proper cross ventilation, more open space & exposure, outdoor sitting.

Comfortable get together space.

CAN WE DO THE ALTERATIONS IN APARTMENTS LIKE REMOVING THE SHARING WALL ETC.

We are not welcoming further changes apart from the customization offered by us but customer themselves may do the required changes only after getting the possession and without effecting the load bearing structure & walls.

Technically, it will be not possible even because common walls also includes the electric wiring & wall mounting of VRV Airconditioning.

WHICH ARE THE HOSPITALS NEAR BY?

Rockland Hospital, Manesar (9 km) & Medanta Hospital (10 km)

SCHOOLS NEAR BY & DISTANCE ?

DPS, Sector 102 (10 km), G.D. Goenka School Sector-48 (10 km) & St. Xavier's School, Sector 81 (8 km)

PETROL PUMP? HOW FAR IS THAT?

Lots of petrol pumps are available in the vicinity i.e., on Pataudi Road, Sector -86, Sector 10 & NH-48.

IF CUSTOMER WANTS THE SAME REPLICA OF THE SAMPLE APARTMENT, IS IT POSSIBLE OR NOT?

Yes, it's possible but costing will be different

ROLE OF KRISHNA GROUP IN THIS PROJECT

Krishna Group is an Indian JV partner of Krisumi Corporation

LENGTH & WIDTH OF CPR

90 m width & Length is 3.2 km

LEASING DESK

Yes, we will have a leasing desk

REGISTRATION CHARGES

As per Govt regulations at the time of possession

HOW MUCH DISTANCE IS IT TO REACH TOWER-C DROP OFF FROM ENTRANCE POINT?

It's a one way entry system and distance from Entrance to Tower - C drop off is 500 m.

WHAT IS THE FLOORING OF FIRE STAIRCASE?

Grey Stone

WHEN WILL THE SCHOOL BE READY IN OUR CAMPUS?

School site is there in Krisumi City but launch date is yet not planned.

WHICH SEGMENT OF CONSUMERS WE ARE TARGETING?

We are targeting young professionals/ mid management people who want luxury apartments but not able to afford as majorly apartments with said specifications are in the range of 3 Cr. onwards

We are offering Luxury within reach

ANY SPECIFIC REASONS OF DIFFERENT HEIGHTS OF T-A & B AND T-C LOBBY

Lobby Height is a part of elevation & facade.

Tower A & B have common Lobby that's why we are providing double Height and Tower C is separate & linked to Club Area with garden, with triple Height Lobby.

HOW WILL YOU MAINTAIN THE RECORD OF VISITORS FOR SECURITY REASONS?

At the entry gate we will record all the information of visitors and in a tab with their photograph

WHAT IS MEANT BY EXCLUSIVE AREA OF APARTMENTS?

It includes carpet area, walls & balcony area of particular apartment.

WHAT EXACTLY IS COMING UP BEHIND PHASE - I AS SHOWN GREEN AREA IN YOUR SITE PLAN?

A Global city is proposed by HSIIDC with International Exhibition centre in 110 acres

WHAT IS GLOBAL CITY?

A Global city is proposed by HSIIDC which includes International Exhibition Centre in 110 acres.

Auctions are already in process and may finalise soon.

IS INTERCOM FACILITY THERE?

Provision only

CAMERAS IN THE LIFTS ?

Yes, Cameras will be there in lifts with screen monitoring system In lobby area

DEFINE VRV AIRCONDITIONING. HOW IS IT BENEFICIAL OR COST FRIENDLY AS COMPARE TO SPLIT ACS

1. Variable Refrigerant Volume (VRV), is an HVAC technology invented by Daikin Industries, Ltd. in 1982. This refrigerant is conditioned by a single outdoor condensing unit and is circulated within the building to multiple indoor units.

2. VRV is better technology as compare to Split Acs and cost friendly too.

3. It looks like a Centrally Airconditioning & Circulation of VRV is much better and one can use as per requirement in specific area.

4. Economical & cost friendly.

Therefore, VRV ACs have higher capital costs but lower operating cost

IS THERE AVAILABILITY OF GAS PIPELINE FACILITY IN ANY NEAR BY RESIDENTIAL AREAS?

Not Yet

WHAT IS THE DISTANCE OF HIGH TENSION WIRES FROM KRISUMI WATERFALL RESIDENCES?

60 m from our boundary wall. As per norms, the distance should be atleast 15 m. However, we are sufficiently distant.

It must be noted that high tension wires run throughout Delhi/NCR. They run all along Dwarka Expressway, cross NH 8 and run through SPR as well.

ARE YOU PROVIDING PROVISION OF GAS PIPELINE?

"Yes, we are providing a gas bank in Waterfall Residences and residents will get it through pipelines & we will raise the monthly bill as per the usage.

No standard cylinder will be required."

IS THERE A VIDEO DOOR BELL FACILITY?

No (Conducting provision only)

IS THERE WILL BE A PROPER CONCEIRGE OR ONLY GUARD SITTING IN AN ENTRANCE LOBBY AREA?

Yes. There will be concierge in each lobby

POST GETTING POSSESSION, WE UNDERSTAND THAT CONSTRUCTION WILL BE ON GOING SINCE THIS IS A LARGE ARCEL OF LAND. IN SUCH A CASE WITH LABOUR ON THE PREMISE, HOW SECURE WILL IT BE AND ALSO WHAT ABOUT THE DUST AND ALSO DISTURBANCE?

We will be using Aluminium Shuttering Construction Technology which ensures less dust, noise & disturbance.

Waterfall Residences is a gated, guarded with boundary walls, CCTV Cameras & Access card system will ensure safety for the Residents. Phase 1 is physically separated from other phases

WHAT HAPPENS IF ONE OR TWO ELEVATORS ARE OUT OF SERVICE?

Every tower has 4 passenger elevators in addition to one service elevator. While one or two elevator/s are under maintenance.

WHAT ABOUT THE AVAILABILITY OF DOMESTIC HELP AND SUPPORT STAFF?

The neighbouring locality has around thousand houses mostly inhabited by the labour force. The women and men in these families work as domestic help and support staff in the nearby societies.

DIFFERENCE BETWEEN ENGINEERED & LAMINATED WOODEN FLOORING?

Laminate flooring and engineered hardwood are sometimes confused with each other because they can look similar. However, despite similar appearances, there are key differences between them.

Most importantly, engineered wood contains a top layer of solid wood while laminate uses a photographic layer coated with a wear layer to achieve the wood-look surface.

Laminate is essentially a rigid synthetic floor that's also known as composite, Pergo, or floating wood tile. It's made of several layers of compressed materials.

The backing: The bottom layer that serves as the "foundation" and resists moisture.

The inner core: Usually made of high-density fiberboard strengthened with resin.

The design/photographic applique layer: A visible, high-quality image that's sometimes textured.

The wear/protective layer: This clear top layer is laminated to the photographic layer, protecting it from damage.

Engineered hardwood, also referred to as manufactured or man-made wood, was created to address the pain points of natural wood like weakness to moisture and warping. This floor is also made of several compressed layers to form a solid plank. There are two simple components that make up this floor:

The bottom & core layers: 3-12 layers of compressed plywood, fiberboard, or unfinished hardwood.

The veneer: A thin slice of natural wood on top.

WHAT IS NOT INCLUDED IN ACTUAL APARTMENT VS SAMPLE FLAT?

Actual apartment does not include the movable furniture & white goods, interior work, wooden work like wardrobe, shelves, vanity etc. washroom does not include the Glass partition & cubicals, wine cellar, oven & refrigerator in kitchen etc. The customer could opt for paid add ons to get some of these fixtures, fittings and furniture

DO CUSTOMERS NEED TO PAY ANY ADDITIONAL CHARGES TO USE THE AVAILABLE FACILITIES

Yes, only for services like Spa, Salons, Café, Restaurant & Bar etc.

**ONE VISIT AND YOU'LL KNOW WHY KRISUMI IS THE ONE FOR YOU!
VISIT OUR SALES LOUNGE TODAY.**



WATERFALL RESIDENCES
Sector 36A, Gurugram

Home Loans from:



www.krisumi.com



7026214214

Waterfall Residences has been registered via HARERA with registration number RC/REP/HARERA/GGM/2018/03 and is available on the website <http://harera.in/underregistered/projects>. | The License No. 39 of 2013 | Renewed Building Plan Approval vide Memo No.: ZP-915/Ad(RA)/2018/1568 dated 12.01.2018 issued by DTCP. Waterfall Residences is part of Group Housing Colony in Sector 36A, Gurugram, Haryana, India and is being developed on land admeasuring 2.197 44 3 hectares (ha) (5.43 acres) owned by Krisumi Corporation Private Limited ("Company") pursuant to Order dated September 22, 2020 passed by NCLT, Chandigarh Bench, Chandigarh sanctioning the amalgamation (inter alia) of Bluejays Realtech Private Limited into the Company. Waterfall Residences consists of 433 no. of residential units/apartments, 77 no. EWS units, convenience shopping and community center/club. This advertisement contains artistic impressions and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artist's impression as depicted. The furniture, accessories, items, goods, additional fittings/fixtures, decorative items including finishing materials, specifications, shades, sizes and colour of the files, etc. shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a conceived layout and do not form part of the standard specifications/amenities/services to be provided. All plans and images shown in the advertisement is indicative and are subject to changes at the discretion of the Company or competent authorities. The Company shall not assume any responsibility of information provided by third parties and reliance shall be placed only on the information provided on the Company's official website i.e. www.krisumi.com. The project land has been mortgaged to IndusInd Bank and NOC will be provided, if required, for sale, transfer and conveyance of the apartments/units to be constructed on the project land. Conversion Scale: 1 square meter (m²) = 10.764 square feet.