



KRISUMI  
CORPORATION

WATERFALL RESIDENCES

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## KRISHNA GROUP

*is one of the largest automotive component manufacturers of India with Krishna Maruti Limited as its flagship company. It is also a proud recipient of prestigious Deming Award.*

Driven by a philosophy of collaboration with over 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 GROUP'S ESTEEMED CUSTOMERS



TOTAL EMPLOYEES

10,000

MANUFACTURING UNITS

36

JVs & ALLIANCES

21

BUSINESS INTERESTS

Auto Components,  
Real Estate, Media & Travel



# SUMITOMO CORPORATION

Sumitomo Corporation is a part of the 400-year-old Sumitomo group that embodies the traditional Japanese heritage of technology, skilled craftsmanship and strive for perfection. Sumitomo Corporation is ranked in the Fortune Global 500 for 26 years, as one of the global companies leading the world's development.





ANNUAL REVENUE

**\$ 40.2**

Billion in FY 20 -21

TOTAL  
EMPLOYEES  
**74,920**

Number Of Offices

**135**  
Locations

GROUP COMPANIES

**935**

OverseAS OffiCes

**66**  
Countries & Regions

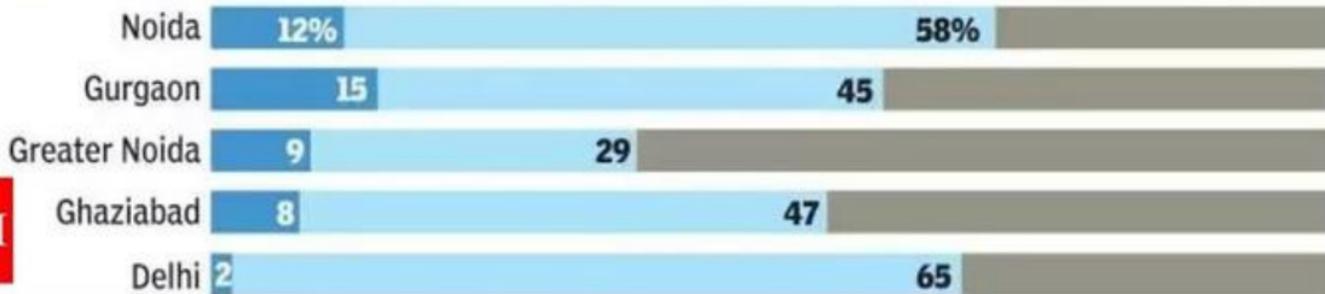
DELIVERED  
PROJECTS  
**300**

## RENTAL YIELDS IN NCR



## How NCR invests in real estate

■ Build an asset for future   ■ Earn rental income   ■ Sell the property after appreciation



TOI

# WHY GURUGRAM?



3.5%

RENTAL YIELD IN GURUGRAM

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2%

AVERAGE NATIONAL RENTAL  
YIELD

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# ONLY RESIDENTIAL PROJECT ADMIDST A COMMERCIAL HUB

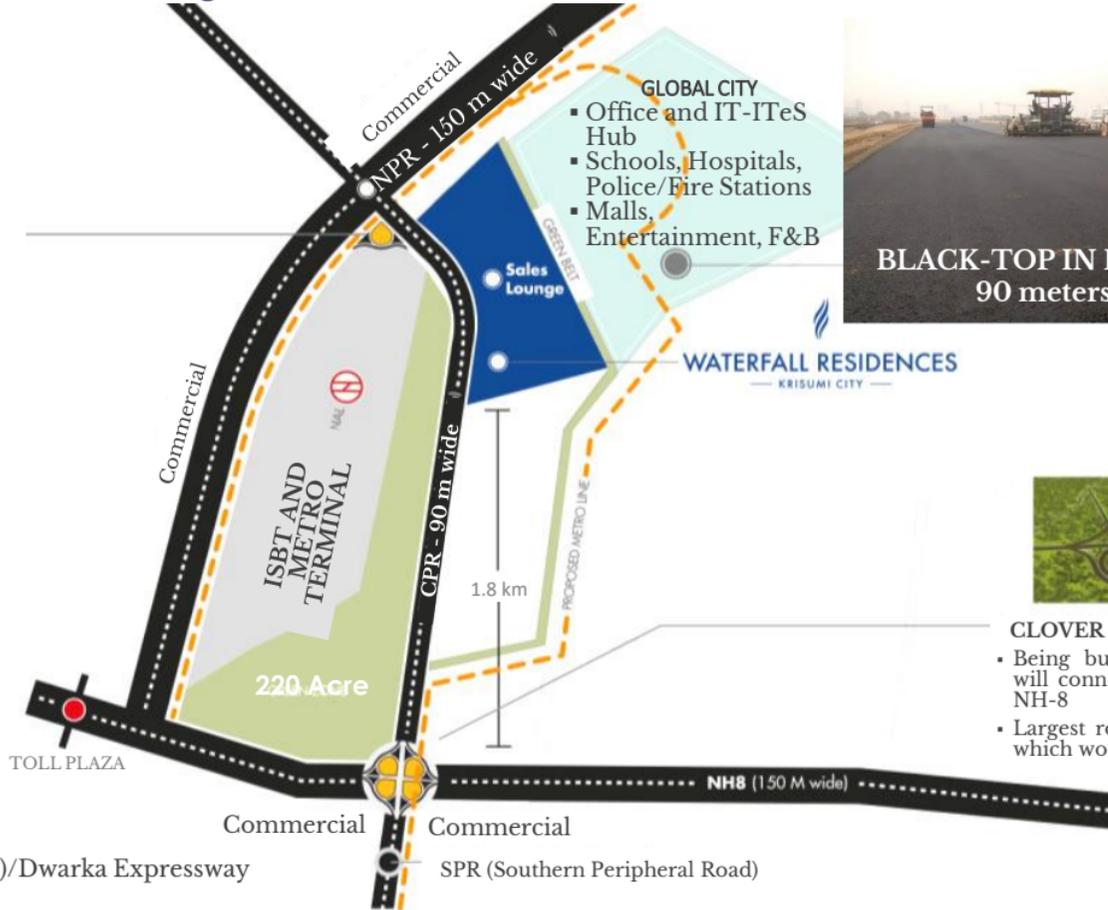


## TRUMPET JUNCTION

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



## 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)

SPR (Southern Peripheral Road)



# HOMES DESIGNED BY NIKKEN SEKKEI

2<sup>nd</sup> Largest Architectural Firm in the World

25,000 projects in 250 cities and 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



**KRISUMI**

**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 (Anti-leakage and Anti-seepage)	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

# UNBEATABLE TECHNOLOGY

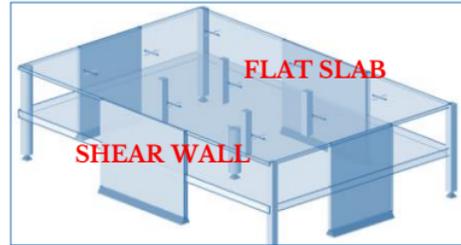


## HIGH PERFORMANCE GLASS

High Performance Glass with 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**

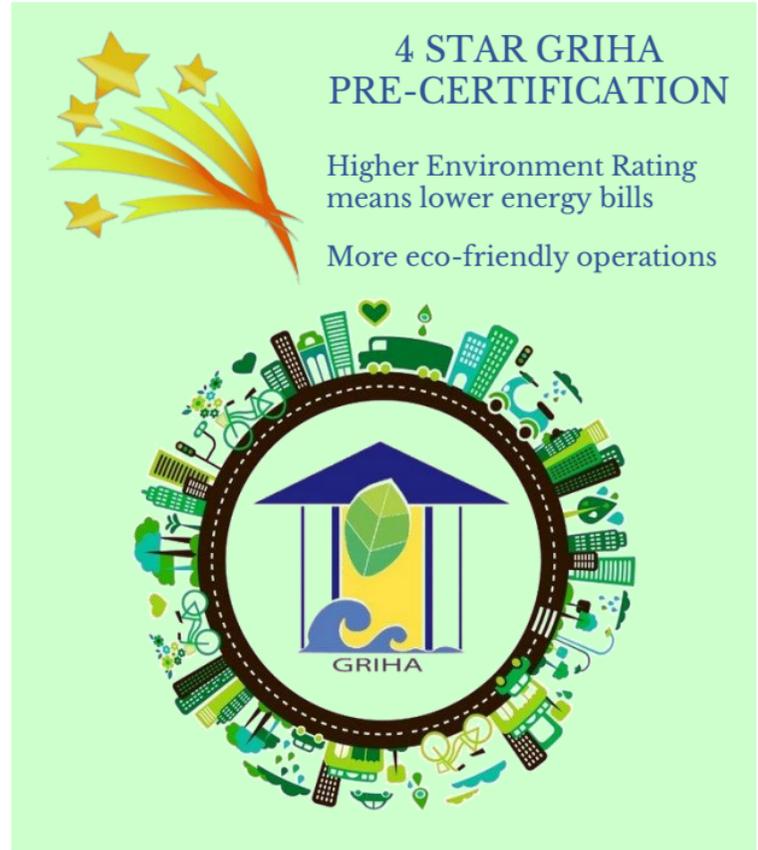


- **Polypropylene Piping** being used which is **chemical and breakage resistant and used in chemical effluent treatment plants.** Has much higher strength and jointing properties than UPVC pipes which are used in most residential projects.
- **Have high impact strength and thermal resistance,** which 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 & GREEN ENVIRONMENT CERTIFICATIONS



ONE OF  
THE  
HIGHEST  
STANDARD  
S  
FOR  
SAFETY  
GLOBALLY



# 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)



3 345 Square Meters  
(Approx. 36 000 Square Feet)

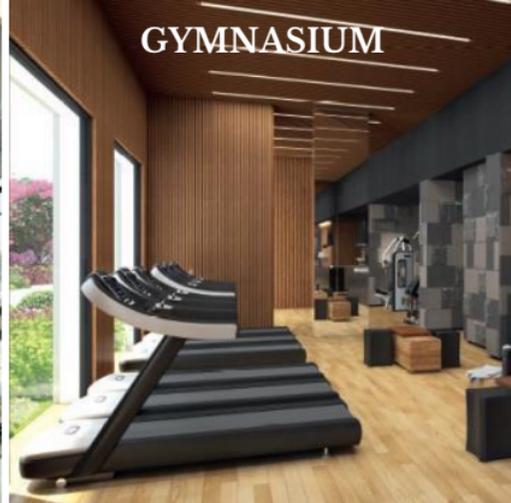
**CLUBHOUSE**  
(only for 433 apartments)



**MAGNIFICENT  
BANQUET  
FACILITIES**



FINE DINING



GYMNASIUM



SPA AND SALON



MINI THEATRE



TENNIS COURT

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

TENNIS COURT,  
SQUASH

KIDS' PLAY  
ROOM AND  
PLAYGROUND

PICTURESQUE POOL AREA



# IMPORTED BEST QUALITY MATERIALS

ENGINEERED WOODEN  
FLOORING IN LIVING DINING



VRV – DAIKIN OR EQUIVALENT



The next-gen technology  
of Premium Air  
Conditioning for  
HEATING AND  
COOLING

**VRV HOME**  
**LIFESTYLE**  
AIR CONDITIONING  
SOLUTIONS

IMPORTED MODULAR  
KITCHEN



PREMIUM SANITARY  
FITTINGS OF  
GROHE/TOTO/EQUIVALENT



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



MITSUBISHI OR  
EQUIVALENT  
LIFTS



Note: Picture for lift (right) is representative

# 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



3<sup>rd</sup> 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 3<sup>rd</sup> 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**

Note: Pictures are Representative



TOWER - C  
TRIPLE  
HEIGHT  
LOBBY

**LIMITED  
EDITION  
APARTMENTS  
IN TOWER C  
FULLY  
FURNISHED  
WITH  
PREMIUM  
SERVICES**



GRAND  
DROP-OFF

# 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

# YOU ARE INVITED @ KRISUMI

**KRISUMI**  
CORPORATION

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



SALES LOUNGE AND PROJECT SITE : SECTOR 36A, GURUGRAM, HARYANA - 122004  
CORPORATE OFFICE : 461- 462, UDYOG VIHAR PHASE-3, GURUGRAM, HARYANA - 122016  
www.krisumi.com  sales@krisumi.com (+91) 9990060065

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Conversion Scale: 1 square meter (m<sup>2</sup>) = 10.764 square feet.