



Jagadeesh Hebbar & Co,

Chartered Accountant

FORM 4CC

Report and Certification of Completion under RERA

KRERA Registration Number: **PRM/KA/RERA/1251/310/PR/191222/005541**

Project Name: **Trilok Villas and Apartments**

Project Address: Sy No.29/1(part), 29/7, 29/8, 29/9, 29/10, 29/11, 29/12, 29/13, 30, 31, 32/1, 36, 37/1A1, 37/1A2, 37/1B1, 37/1B2, 37/1C, 37/2, 37/3, 37/4, 37/5, 37/6, 37/7(part), 37/8 situated at Kenchenahalli Village, RR Nagar, Bengaluru -560098

Promoter Name and Address: **NARESH KUMAR H, No:53, Khadi Commission, HBCS Layout, Kattriguppe Main Road, Vivekanandanagar, Bangalore-560085**

SUBJECT: Report and certification of completion with respect to KRERA registered project **Trilok Villas and Apartments** developed by Naresh Kumar H having RERA Registration Number. **PRM/KA/RERA/1251/310/PR/191222/005541**

1. This report and certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Karnataka Real Estate (Regulation and Development) Rules, 2017
2. I have obtained all necessary information and explanation from the promoter, during the course of our review, which in my/our opinion are necessary for the purpose of this review and certificate
3. I hereby confirm that I have examined the prescribed registers, reports, books, documents, agreements and the relevant records of [Promoter] for the project for the period from 01st September, 2022 to 31st March 2023.
4. I am relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, valuears etc., to form the opinion and issue of this report and certificate.



5. Details of the project and observations/qualifications:

SLNO	Details	Details/Observation/Qualification			
1	Type and Nature of the project	Residential			
2	Number of units/inventory as per sanction plan	103 sites			
3	Date of RERA Registration as per registration certificate	12.11.2022			
4	End date as per RERA registration certificate	01.05.2024			
4(a)	Extension End Date	NIL			
4(b)	Covid Extension End Date	NIL			
5	Project Start date as per Registration application	01.09.2022			
6	Nature of ownership of Land	Owned Land			
7	Total Estimate cost of construction as per registration	Rs. 3.00 Crores			
8	Total Estimated Land Cost as per registration	Rs. 41.87 Crores			
9	Total cost of the project as per registration	Rs. 45.65 Crores			
10	Project Designated Bank Account as per RERA registration	Naresh Kumar H - RERA Designated Account for TRILOK VILLAS & APARTMENTS			
11	Has the promoter deposited (minimum) 70% of the money realized from the allottees into the project designated bank account from time to time in accordance with sec 4(2)(L)(D) of the act	Not Applicable as the proprietor has not received any deposit prior completion of project.			
12	Details of applicable quarterly updated as per the sec 11 (e) of the act and rule 15 (D) and submission made by the promoter	Quarter	Due Date	Actual Filing Date	Delay Yes/No
		Q2	15.10.2022	21.04.2023	Yes
		Q3	15.01.2023	21.04.2023	Yes
		Q4	15.04.2023	21.04.2023	Yes
13	Details of Applicable Audit of Statement of Accounts and submission of accounts and report thereon as per the provision 3 to sec 4(2)(L)(D) of the act	Year ended	Due Date	Actual Filing Date	Delay Yes/No
		Not Applicable			
14	Details of Borrowings on the Project (in case of multiple	Details Details			



	borrowers, please add additional table)		(amount in Rs.)
		Name of the lender	NA
		Amount borrowed	NA
		Balance amount outstanding / payable as on date of certificate	NA
		Security details against the borrowing as per sanction letter/ conditions	NA
		Attach the copy of the hypothecation/mortgage of the project land	NA
		If the amount is repaid an settled. Attach copy of release/discharge letter/ NOC from the lender	NA
15	Details of encumbrance on the project land (in case of multiple encumbrances, please add additional table)	Details of encumbrance	Details
		Nature of pending encumbrance on the project land	NA
		Name of person having charge on property	NA
		Additional details	NA
		Any liability due to such encumbrance-if so, amount there on	NA
		Attach copy of release/discharge letter/NOC from the interested party	NA
16	Summary of amount realized, incurred in case of ongoing project as per sec 4(2)(L)(D) of the act	Refer Table-A Mention any observation or qualification	
17	Summary of money realized, incurred for the project from the inception of the project (pre and post RERA period)	Refer Table-B Mention any observation or qualification	



18	Details of commission / brokerage paid to Real Estate Agents	Refer Table-C Mention any observation or qualification		
19	Details of pending work in the project and estimated cost to complete such pending work	Nature of pending work	Estimated cost to complete the pending work	
		NIL	NIL	
20	Weather all agreed services, facility, amenities are completed including all phases in case of phase wise construction of the project in accordance with the agreement for sale, marketing collaterals and promises made by the promoter	If not completed mention the details there on		
		Facility, amenities as per agreement for sale and marketing collaterals-List	100% completion Yes/No	
			Yes	
21	Sold and unsold units/inventory	Refer Table-D mention any observation or qualification		
22	Has promoter complied with sec 14 of the Act in case of modification of sanction plan	No modification has been made as per the information and explanation given.		
23	Insurance on the project- has promoter obtained any insurance on the project, if so whether it is transferred to the association	Nature and type of insurance policy obtained expiry date of insurance policy obtained - Insurance has not been obtained Transfer to association- Not Applicable as there is no insurance.		
24	Whether promoter enabled formation / registered association of the allottees in accordance with the local laws	There are no sales during the development stage, hence association have not been formed yet		
Attach copy of such insurance policy		Not Applicable as there is no insurance.		
25	Whether promoter registered the deed of declaration (DOD)	There are no sales during the development stage and association have not yet been formed hence, there are no Deed of Declarations.		
26	Maintenance charges collected from the allottees, spent and balance thereon	Refer Table-E Mention any observation or qualification		
27	Deposits (under various heads including club house etc) collected from the allottees and transferred to association thereon	Refer Table-F Mention any observation or qualification		
28	Has promoter paid any penalty / delay filing fees to RERA Authority during the tenure of the project	There are no penalty or delay in filing fees have been paid as on date. Date - NA Nature of payment - NA		

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29	Any other information in relation to the promoter and project which may be of importance to the authority	NA
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Table-A

In case of ongoing project-

Summary of amount realized, incurred and in case of ongoing project as per U/s.4(2)(L)(D) of the Act-

Details	Note	Amount in Rs. (100%)
Total money realized from the allottees since inception of the project till date of application for registration of project (applicable in case of ongoing project)	A	Not Applicable
70% of amount realized	B=A*70%	Not Applicable
Money incurred / utilized towards for construction of the project or the land cost for the project as required U/s.4(2)(L)(D) of the act till the date of application for registration of project	C	Not Applicable
Excess/Short	D=B-C	Not Applicable
Amount deposited in accordance with Rule 4(5)- Promoter has deposited 70% of the excess money collected within 3months from application date is in accordance with rule 4(5) of the K RERA Rule-		Not Applicable

If amount is not deposited within 3 months from the date of application, mention such non-compliance / qualify in bold and italics -

"There are no sales during the development stages and there are no receipts during such period as per the information and explanation, hence, there are no non-compliance under the said provisions".



Table-B

Summary of money realized incurred for the project from the inception of the project-

Details	Note	Amount in Rs
Total 70% of money realized from the allottees since inception of the project till date of application for registration of project (Applicable in case of ongoing project)	A	Not Applicable
Total 70% money realized from the allottees from the date of registration of the project till date of this certificate	B	Not Applicable
Total	C=A+B	Not Applicable
Money incurred / utilized for construction of the project and the land cost of the project as required U/s.4(2)(L)(D) of the act till date a. Land Cost b. Approvals / NOCs c. On site costs d. Off site cost including architect, engineer, consultants cost e. Administrative cost f. Payment of taxes, cess etc to statutory authorities (other than pass through charges) g. Financial cost- interest etc h. Any other costs	D	Not Applicable
Surplus/(deficit)	E=C-D	Not Applicable

There are no sales during the development stages and there are no receipts during such period as per the information and explanations, hence, I hereby certify that said annexure - **Table-B** is not applicable to Mr. Naresh Kumar H for **Trilok Villas and Apartments** project only.

(If not, please specify the amount withdrawn in excess of eligible amount or any other exceptions)

TABLE-C

Details of commission / brokerage paid to Real Estate Agents-

Financial Year	Total amount of commission/brokerage paid to RERA Registered Agents Amount in Rs	Total Amount of commission/brokerage paid to others Amount in Rs	Total Amount in Rs
Nil as per the information and explanation given to us			



TABLE-D

Sold and unsold inventory in the project (total number of units in this table shall tally with the total number of units as per sanction plan)

1. Sold inventory -As on 31.03.2023 - Nil as per the information and Explanations.

Sl No.	Flat No	Carpet Area	Unit Consideration as per Agreement	Received Amount	Balance Amount	Date of Agreement	Registration of Sale deed Yes/No
Nil As per the information and explanation given to us							

2. Unsold Inventory Valuation - As on 31.03.2023 (as per Guidance Value / Sub-Register Value)

Ready Recknor Rate as on the date of Certificate of the Residential premises Rs.46,500/- per sqmtr (as per Guidance Value / Sub-Register Value).

SLNO	Site No	Carpet Area in sqmtr (A)	Unit Consideration as per Guidance Value(B)	Total Guidance Value Consideration per Site (A+B)
1	1	95.25	46500	4429172
2	2	223.82	46500	10407584
3	3	153.76	46500	7149933
4	4	121.51	46500	5650401
5	5	146.49	46500	6811785
6	6	277.87	46500	12921048
7	7	219.48	46500	10205820
8	8	219.48	46500	10205820
9	9	219.48	46500	10205820
10	10	219.48	46500	10205820
11	11	219.48	46500	10205820
12	12	219.48	46500	10205820
13	13	182.88	46500	8503920
14	14	137.16	46500	6377940
15	15	137.16	46500	6377940
16	16	137.16	46500	6377940
17	17	137.16	46500	6377940
18	18	137.16	46500	6377940
19	19	137.16	46500	6377940
20	20	137.16	46500	6377940



21	21	191.49	46500	8904285
22	22	145.77	46500	6778398
23	23	137.16	46500	6377940
24	24	137.16	46500	6377940
25	25	137.16	46500	6377940
26	26	137.16	46500	6377940
27	27	137.16	46500	6377940
28	28	137.16	46500	6377940
29	29	137.16	46500	6377940
30	30	182.88	46500	8503920
31	31	146.28	46500	6802020
32	32	109.71	46500	5101515
33	33	109.71	46500	5101515
34	34	109.71	46500	5101515
35	35	109.71	46500	5101515
36	36	109.71	46500	5101515
37	37	109.71	46500	5101515
38	38	109.71	46500	5101515
39	39	116.60	46500	5421854
40	40	69.96	46500	3253140
41	41	101.23	46500	4707102
42	42	123.06	46500	5722476
43	43	123.48	46500	5741820
44	44	123.48	46500	5741820
45	45	123.48	46500	5741820
46	46	123.48	46500	5741820
47	47	123.48	46500	5741820
48	48	164.64	46500	7655760
49	49	164.64	46500	7655760
50	50	123.48	46500	5741820
51	51	123.48	46500	5741820
52	52	123.48	46500	5741820
53	53	123.48	46500	5741820
54	54	104.94	46500	4879803
55	55	94.66	46500	4401458
56	56	149.15	46500	6935429
57	57	123.48	46500	5741820
58	58	123.48	46500	5741820
59	59	123.48	46500	5741820
60	60	123.48	46500	5741820



61	61	123.48	46500	5741820
62	62	164.64	46500	7655760
63	63	164.64	46500	7655760
64	64	123.48	46500	5741820
65	65	123.48	46500	5741820
66	66	123.48	46500	5741820
67	67	119.22	46500	5543870
68	68	96.57	46500	4490691
69	69	80.75	46500	3754875
70	70	62.86	46500	2922804
71	71	56.69	46500	2636225
72	72	58.86	46500	2736897
73	73	58.86	46500	2736897
74	74	108.01	46500	5022326
75	75	319.66	46500	14864144
76	76	238.65	46500	11097086
77	77	224.82	46500	10454130
78	78	210.99	46500	9810989
79	79	197.16	46500	9167940
80	80	183.33	46500	8524892
81	81	169.50	46500	7881797
82	82	155.67	46500	7238748
83	83	185.98	46500	8647977
84	84	90.58	46500	4212017
85	85	75.21	46500	3497265
86	86	144.59	46500	6723528
87	87	123.48	46500	5741820
88	88	164.64	46500	7655760
89	89	164.64	46500	7655760
90	90	123.48	46500	5741820
91	91	164.61	46500	7654272
92	92	64.52	46500	3000041
93	93	64.50	46500	2999436
94	94	84.90	46500	3947897
95	95	63.00	46500	2929500
96	96	63.00	46500	2929500
97	97	97.91	46500	4552583
98	98	106.52	46500	4953366
99	99	117.99	46500	5486675
100	100	128.42	46500	5971530



101		101		120.63	46500	5609435
102		102		103.38	46500	4807217
103		103		94.76	46500	4406340

TABLE-E

Advance Maintenance charges collected from the allottees spent and balance there on

S. No	Number of allottees paid the advance maintenance charges	Total advance maintenance charges collected from the allottees in Rs	Collected for the period upto	Amount spent towards maintenance charges as on date of certificate	Transferred to the Association	Balance with the promoter	Remarks
Nil as per the information and explanation given to us							

Note mention net GST or any other taxes

Any observation/qualification

There are no sales during the development stages and there are no receipts during such period as per the information and explanations, hence, the said annexure - Table - E is not applicable

TABLE - F as on 31.03.2023

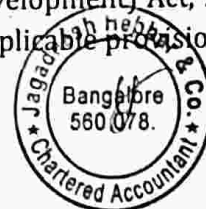
Deposits (under various heads including club house, maintenance deposit/found etc) collected from the allottees and transferred to association there on-

Sl. No.	Total Deposits collected from the allottees	Nature of deposits/Head	Transferred to the Association	Balance with the promoter	Remark
Nil as per the information and explanation given to us					

Any observation/qualification

There are no sales during the development stages and there are no receipts during such period as per the information and explanations, hence, the said annexure - Table - F is not applicable

This is to certify that the Mr. Naresh Kumar H residing at No:53, Khadi Commission, HBCS Layout Kattriguppe Main Road, Vivekanandanagar Bangalore - 560085 has completed 100 % of development in the real estate project (Trilok Villas and Apartments) as defined U/s 2(t) Real Estate (Regulation and Development) Act, 2016 and promoter has generally been regular in compliance with all applicable provisions of



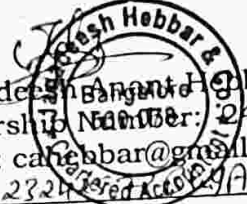
the Real Estate (Regulation and Development) Act, 2016 read with Karnataka Real Estate (Regulation and Development) Rules, 2017

Any Qualifications / observations shall be in -bold and italics

This certificate is issued to the promoter of the project for the purpose of RRRA compliance. The details of this certificate is and based on details, documents, information, undertaking provided by the promoter. We have conducted our verification based on the standards and guidance notes issued by the Institute of Chartered Accountants. This certificate shall not be used for any other purposes other than mentioned herein. We do not accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our clear consent in writing don't hold any liability if this certificate is used any other purpose.

Jagadeesh Hebbar & Co.,
Chartered Accountant
F. R. No. 021634S

Date: 22.04.2023
Place: Bengaluru


Jagadeesh Hebbar & Co.
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