

FORM 4 C C

Report and Certification of Completion under RERA

KRERA Registration Number: **PRM/KA/RERA/1251/446/PR/210129/003798**

Project Name: **TRIFECTA BUENO**

Project Address: Sy No. 92/4, 92/10&92/3,
Kodthi Village, Varthur Hobli,
Bangalore East Taluk,
Bangalore-560087

Promoter Name: **TRIFECTA PROJECTS PVT LTD**

SUBJECT: Report and certification of completion with respect to K RERA registered project: **TRIFECTA BUENO** developed by **TRIFECTA PROJECTS PVT LTD** having RERA Registration Number **PRM/KA/RERA/1251/446/PR/210129/003798**

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/We 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/We hereby confirm that I/We have examined the prescribed registers, reports, books, documents, agreements and the relevant records of **TRIFECTA PROJECTS PVT LTD** for the project for the period from 01/04/2020 to 31/12/2022
4. I/We are 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.



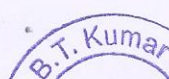
5. Details of the project and observations / qualifications -

Sl No	Details	Details / Observation / Qualification			
1	Type and Nature of the project	Residential (Flats)			
2	Number of units / inventory as per sanctioned plan	156 Units			
3	Date of RERA Registration as per registration certificate	29/01/2021			
4	End Date as per RERA registration certificate	31/12/2023			
4(a)	Extension End date	Nil			
4(b)	Covid Extension End date	Nil			
5	Project Start date as per Registration application	01/10/2020			
6	Nature of Ownership of Land	Joint Development			
7	Total Estimate Cost of Construction as per registration.	Rs.49,03,03,000/-			
8	Total Estimated Land Cost as per registration	Rs. 44,37,600/-			
9	Total Cost of the Project as per registration	Rs.49,47,40,600/-			
10	Project Designated Bank Account as per RERA registration	A/c No. 39826252599			
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	Yes			
12	Details of Applicable Quarterly Updates 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
		Q3(2020-21)	30/01/2021	15/04/2021	No
		Q4(2020-21)	30/04/2021	15/04/2021	No
		Q1(2021-22)	15/07/2021	13/07/2021	No
		Q2(2021-22)	15/10/2021	14/10/2021	No
		Q3(2021-22)	15/01/2022	14/01/2022	No
		Q4(2021-22)	15/04/2022	14/04/2022	No
		Q1(2021-22)	15/07/2022	14/07/2022	No
		Q2(2021-22)	15/10/2022	14/10/2022	No
		Q3(2021-22)	15/01/2023	12/01/2023	No



13	Details of Applicable Audit of Statement of Accounts and submission of accounts and report thereon as per the proviso 3 to Sec 4(2)(L)(D) of the Act	Year ended	Due Date	Actual Filing Date	Delay Yes/No	
		31-3-2021	14-02-2022	28/02/2022	No	
		31-03-2022	24/10/2022	31/10/2022	No	

14	Details of Borrowings on the project - (In case of multiple borrowers, please add additional table	Details	Details (Amounts in Rs.)
		Name of the Lender	Bajaj Housing Finance Ltd
		Amount Borrowed	24,00,00,000/-
		Balance Amount outstanding / payable as on date of certificate	Nil
		Security details against the borrowings as per sanction letter / conditions	Flats
		Attach the copy of the hypothecation / mortgage of the project land	Nil
		If the amount is repaid and settled. Attach copy of release / discharge letter / NOC from the lender.	Nil
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	NIL
		Name of person having charge on property	NIL
		Additional Details	NIL
		Any liability due to such encumbrance — if so, amount there on	NIL
		Attach copy of release / discharge letter / NOC from the interested party	NIL
		16	Summary of amount Realised, incurred In case of Ongoing Project as per Sec 4(2)(L)(D) of the Act





17	Summary of Money Realised, incurred for the project from the inception of the Project (Pre and Post RERA period)	Refer Table - B Mention any observation or qualification -Nil-
18	Details of commission / brokerage paid to Real Estate	Refer Table — C Mention any observation or qualification

	Agents -	Nil	
19	Details of pending work in the project and estimated cost to complete such pending work	Nature of Pending Work- Nil	Estimated cost to complete the pending work Nil
20	Whether all agreed services, facilities, 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 Facilities, Amenities as per agreement for sale and Marketing Collaterals - List	the details there on 100% Completion Yes All Facilities completion
21	Sold and Unsold units / inventory	Refer Table — D Mention any observation or qualification 88 Units Sold	
22	Has promoter complied with sec 14. of the Act in case of Modification of sanctioned plan	-No- It not complied, mention the observation / qualification there on	
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: — No- Transferred to association — No	
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	--No - 1. Name of the Association 2. Date of registration 3. Registration number 4. Registering authority	
	Attach copy of such Insurance	Attachment-Nil	
25	Whether promoter registered the Deed of Declaration (DoD)	-No - 1. Date of Deed of Declaration 2. Date of registration of DoD 3. Registration number 4. Registering authority	



26	Maintenance charges collected from the allottees, spent and balance there on	Refer Table — E Mention any observation or qualification --NIL--
27	Deposits (under various heads including club house etc) collected from the allottees and transferred to association there on	Refer Table — F Mention any observation or qualification ---NIL---
28	Has promoter paid any penalty / delay filing fees to RERA Authority during the tenure of the Project	Date: Nil Nature of payment: Nil
29	Any other information in relation to the promoter and project which may be of importance to the Authority	--NIL--

TABLE- A

In case of Ongoing Project - Nil

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 Realised from the allottees since inception of the Project till the date of application for registration of project (applicable in case of ongoing project)	A	Nil
70 % of the amount realized	B = A*70%	Nil
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	
Excess / (Short)	D=B-C	Nil
Amount deposited in accordance with Rule 4(5) — (promoter has deposited 70 % of the excess money collected within 3 months from application date is in accordance with Rule 4(5) of the K RERA Rule -		Nil

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



TABLE B -

Summary of Money Realized, incurred for the project from the inception of the Project: Nil

Details	Note	Amount in Rs.
Total 70 % of Money Realized from the allottees since inception of the Project till the date of application for registration of project (applicable in case of ongoing project)	A	Nil
Total 70 % Money Realized from the allottees from the date of registration of the project till the date of this certificate.	B	Nil
TOTAL	C = A + B	Nil
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. Approval / NOC's c. On Site Costs d. Off Site Costs including Architect, engineer, consultants Cost e. Administrative Costs f. Payment of Taxes, Cess etc to statutory authorities (other than pass through charges) g. Financial cost — interest etc h. Any other costs	D	Nil
Surplus / (Deficit)	E = C - D	Nil



TRIECTA PROESTS PRIVATE LIMITED

We certify that the (Name of promoter) has utilized the amounts collected for BUENO project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

(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.)
	A	B	C=A+B
FY 2020-21	Nil	Nil	Nil
FY 2021-22	Nil	Nil	Nil
TOTAL	Nil	Nil	Nil

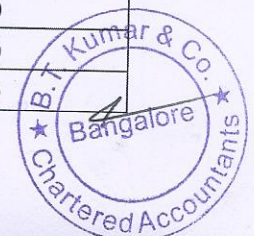
Note — above values shall match /tally with the financial statements of the project of the promoter

Table -D

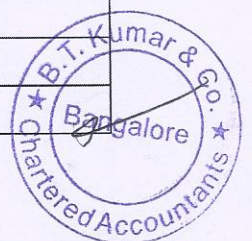
Sold and Unsold Inventory in the project (total number of units in this table shall tally with the total number of units as per sanctioned plan)

1. Sold Inventory - As on 31/12/2022

Sr. NO.	Flat No.	Carpet Area (in sq.mts. /sft)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable	Date of Agreement of sale/sale deed	Registered Sale Deed Yes / No
1	001	89.44	8200000	7802250	397750	06.09.2022	NO
2	002	89.44	8475000	5000000	3475000	10.10.2022	NO
3	103	67.21	6200000	5350000	850000	14.09.2022	NO
4	105	67.21	6400000	6300000	100000	29.09.2022	NO
5	107	67.21	6375000	5227500	1147500	03.09.2022	NO
6	109	67.21	5300000	5000000	300000	17.10.2022	NO
7	111	89.44	8300000	7849000	451000	08.09.2022	NO
8	112	89.44	8300000	7640000	660000	01.10.2022	NO
9	201	89.44	7825000	7098000	727000	25.06.2021	NO
10	202	89.44	8600000	7740000	860000	13.08.2022	NO
11	203	67.21	5950000	5652000	298000	25.08.2022	NO
12	205	67.21	5350000	3835000	1515000	09.10.2021	NO
13	206	67.37	6400000	6080000	320000	27.08.2022	NO
14	208	67.37	6420000	5778000	642000	3.12.2022	NO
15	210	67.37	6300000	5588000	712000	9.12.2022	NO
16	303	67.21	6060000	5623200	436800	08.09.2022	NO
17	304	67.37	6400000	5760000	640000	18.08.2022	NO
18	306	67.37	6400000	200000	6200000	07.01.2023	NO



19	309	67.21	6300000	5481000	819000	10.08.2022	NO
20	310	67.37	6300000	200000	6100000	9.11.2022	NO
21	311	89.44	8340000	7506000	834000	04.09.2022	NO
22	312	89.44	8300000	7885000	415000	21.08.2022	NO
23	401	89.44	7232000	6147200	1084800	15.01.2022	NO
24	402	89.44	8625000	8175000	450000	04.08.2022	NO
25	403	67.21	6025000	5543001	481999	04.09.2022	NO
26	406	67.37	6550000	786000	5764000	22.11.2022	NO
27	407	67.21	5351000	5083450	267550	08.10.2021	NO
28	408	67.37	6240000	5777600	462400	04.08.2022	NO
29	412	89.44	8300000	7400100	899900	14.07.2022	NO
30	501	89.44	7950000	4770000	3180000	04.10.2021	NO
31	502	89.44	8525000	7672000	853000	27.05.2022	NO
32	505	67.21	5535000	4704750	830250	18.09.2021	NO
33	506	67.37	5300000	4240000	1060000	14.01.2022	NO
34	507	67.21	5900000	5636500	263500	25.06.2022	NO
35	511	89.44	8500000	7565000	935000	10.04.2022	NO
36	512	89.44	8400000	7800000	600000	21.05.2022	NO
37	603	67.21	6100000	5429000	671000	01.06.2022	NO
38	604	67.37	6510000	6066500	443500	14.06.2022	NO
39	606	67.37	5000000	3500011	1499989	17.07.2021	NO
40	607	67.21	5600000	5040000	560000	10.03.2022	NO
41	608	67.37	6025000	5572500	452500	15.06.2022	NO
42	612	89.44	7353000	4811200	2541800	08.06.2021	NO
43	703	67.21	6100000	5020000	1080000	09.04.2022	NO
44	704	67.37	5900000	5133000	767000	02.07.2022	NO
45	706	67.37	5400000	3780000	1620000	05.01.2022	NO
46	707	67.21	5275000	4692500	582500	09.11.2021	NO
47	708	67.37	5275000	5084574	190426	04.12.2021	NO
48	709	67.21	6200000	5545000	655000	10.08.2022	NO
49	710	67.37	6500000	5850000	650000	19.09.2022	NO
50	711	89.44	7275000	6059000	1216000	04.08.2021	NO
51	712	89.44	7100000	6600000	500000	22.11.2021	NO
52	801	89.44	8375000	7537500	837500	12.02.2022	NO
53	802	89.44	8500000	7650000	850000	26.05.2022	NO
54	806	67.37	6200000	5200000	1000000	13.04.2022	NO
55	807	67.21	6100000	5612000	488000	06.08.2022	NO
56	808	67.37	5650000	5367500	282500	14.03.2022	NO
57	810	67.37	6500000	6175000	325000	09.10.2022	NO
58	811	89.44	7750000	4665000	3085000	09.10.2021	NO
59	812	89.44	7900000	7110000	790000	15.06.2021	NO
60	903	67.21	5764000	5475800	288200	04.12.2021	NO



61	904	67.37	6375000	6056250	318750	14.08.2022	NO
62	905	67.21	5275000	5011250	263750	07.12.2021	NO
63	907	67.21	5325000	4277610	1047390	22.01.2022	NO
64	908	67.37	6200000	3400000	2800000	29.07.2022	NO
65	909	67.21	5325000	4277110	1047890	22.01.2022	NO
66	911	89.44	7200000	6912000	288000	27.08.2021	NO
67	912	89.44	8500000	5800003	2699997	26.07.2022	NO
68	1001	89.44	7500000	6750000	750000	18.01.2022	NO
69	1005	67.21	6275000	5773000	502000	01.06.2022	NO
70	1006	67.37	6225000	5602500	622500	24.07.2022	NO
71	1007	67.21	6152500	5844875	307625	01.08.2022	NO
72	1008	67.37	6200000	5890000	310000	25.06.2022	NO
73	1009	67.21	6350000	5850000	500000	04.09.2022	NO
74	1010	67.37	6600000	6270000	330000	26.08.2022	NO
75	1101	89.44	8200000	7540000	660000	06.04.2022	NO
76	1102	89.44	7880000	6698000	1182000	04.02.2022	NO
77	1103	67.21	6650000	6307500	342500	14.08.2022	NO
78	1105	67.21	5500000	5225000	275000	21.04.2022	NO
79	1106	67.37	6600000	5478000	1122000	01.10.2022	NO
80	1107	67.21	6560000	6232000	328000	02.09.2022	NO
81	1110	67.37	6510000	5982000	528000	09.10.2022	NO
82	1111	89.44	8425000	7600000	825000	18.05.2022	NO
83	1112	89.44	8000000	6800000	1200000	23.02.2022	NO
84	1203	67.21	6500000	5990000	510000	23.09.2022	NO
85	1204	67.37	6450000	645000	5805000	31.12.2022	NO
86	1208	67.37	6525000	4000000	2525000	23.12.2022	NO
87	1211	89.44	7150000	6792500	357500	13.10.2021	NO
88	1212	89.44	7150000	6576000	574000	12.10.2021	NO
	Total	6,608.09	59,28,82,500	49,84,52,234	9,44,30,266		

1. Unsold Inventory Valuation - As on 31/12/2022

Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises Rs. Nil persq.mts.

Sr. No.	Flat No.	Carpet Area (in sq.mts.) (A)	Unit Consideration as per Guidance value (B)	Total Guidance value consideration per flat (A*B)
1	3	67.21	5250	5885000
2	9	67.21	5250	5885000
	Total	134.42		11,770,000

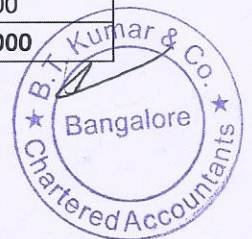


Table- E

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

SI 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	NIL	NIL	NIL	NIL	NIL	NIL

Note - mention net of GST or any other taxes

Any observation / qualification Table F

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

SI No	Total Deposits Nature of collected from the Deposits / Allottees Head	Transferred to the Balance with Association the promoter	Remarks
	NIL	NIL	

Any observation / qualification

This is to certify that the **TRIFECTA PROJECTS PVT LTD**, Sy No. 92/4, 92/10&92/3, Kodthi Village, Varthur Hobli, Bangalore East Taluk, Bangalore-560087 has completed 100% development the real estate **TRIFECTA BUENO** as defined U/Sec 2(t) Real Estate (Regulation and Development) Act, 2016 and promoter has time to time complied with all applicable provisions of the Real Estate (Regulation and Development) Act, 2016 read with Karnataka Real Estate (Regulation and Development) Rules, 2017

For B.T. Kumar & Co.,
Chartered Accountants

B.T. Kumar
(Kumar.B.T)
Proprietor

M Number: 215700

Address: Flat No.602, Sai Kuteer, Sy. No.2/1, 6th Cross,
Vidya Nagar, Thanisandra,
SRK Post, Bangalore -560077

Email id: bygari@yahoo.com

Date: 25/01/2023

Place: Bangalore

UDIN: 23215700BGTXJT3405

