



**KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)**

**FORM -Reg 1
CHARTERED ACCOUNTANT'S CERTIFICATE (Registration)**

Date: 21/07/2025

Project Name: **Binary Etania**

Promoter Name: **M/S Binary Ventures**

I **Rekha Venkataswamy Reddy** is a member of Institute of Chartered Accountants of India holding Certificate of practice **Membership No 251596** having office at **No 185, 1st Floor, 7th sector, 9th main, HSR Layout, Bangalore-560102** issuing this certificate with respect to the real estate project being registered with Karnataka RBRA.

I am undertaking to issue the Chartered Accountants certificates as mandated U/s. 4(2)(I)(d) of the Real Estate (Regulation and Development) Act, 2016 read with Karnataka Real Estate (Regulation & Development Rules) 2017 to facilitate the promoter to withdraw the money from the RERA Designated bank account based on the percentage of completion of the Project.

1. This is to certify the details of M/s. Binary Ventures having their office at No.-SY no 49, Sit no 07, Trinity home Stead, Sompura Village, Sarjapura Post, Near Spandana Hospital Sarjapura Main Road, Bangalore – 562125 being the promoter of the Real Estate Project Binary Etania
2. The Promoter of the proposed real estate project is a Partnership Firm. I have verified the ownership document of the entity and present owners and details of the entity are as below

Nature of Entity	Name of the Owners of the entity	% of Ownership in the entity	Total Capital contributed by the owners/members as on 31/01/2023
Partnership Firm	a. BHARATH K.A	25%	6,56,37,239/-
	b. SURESH BABU, P	25%	6,56,37,239/-
	c. MANJUNATHA K.N	25%	6,56,37,239/-
	d. NAVEEN KUMAR REDDY	25%	6,56,37,239/-
	Total	100%	26,25,48,955/-

(Please mention the relevant details based on the type of promoter entity)

3. Additional Details of the Promoter -

SI No	Details	Details
1	Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg No and PAN in case of Individual)	21/09/2023
2	Date of Birth / Date of incorporation as per the Certificate	21/09/2023
3	GST Registration (if applicable)	29ABBF8402B1ZW
4	List of Partners in case Partnership Firm as on date of incorporation	a.Bharath K.A b.Suresh Babu.P c.Manjunatha K.N d.Naveem Kumar Reddy
5	List of Partners as on date	a.Bharath K.A b.Suresh Babu.P c.Manjunatha K.N d.Naveem Kumar Reddy
6	Total Value of the Assets as on 15.07.2025	13,53,50,000/-
7	Total Net worth of the Promoter as per latest Balance Sheet 2023-2024	43,85,96,454/-

4. The Project being developed is plotted development / group housing / villa project / commercial / mixed development / industrial project, The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being Sy 110/1 B, Hosahalli, Sarjapura Hobli, Anekal Taluk, Bangalore-562125.

5. The promoter of the project has opened the RERA Designated bank account for the proposed project and details are as below —

- Name of the Account Holder: Binary Ventures
- Collection (100% Account Number):21660200005508
- 70% Account Number: 21660200005490
- 30% Account Number: 21660200005425
- Bank Name: FEDERAL BANK
- IFSC Code: FDRL0002166
- Branch Name: BILLAPURA
- Account Name as per Bank Records based on pass sheet / pass book etc

6. The promoter has provided the details of the estimated cost of the real estate project. I / We have reviewed the estimated cost of the project and details are as below. These values are based on the supporting documents provided by the promoter.

SI No	Estimated Cost of	Amount in INR	Remarks
1	Land of the Project Land Acquisition Cost - 3,10,00,000/- Add: Stamp Duty Charges - 12,52,150/- Add: Registration Charges - 6,28,955/-	3,28,81,105/-	Higher of acquisition cost or guidance value (ASR) as on 21/07/2025 (nearest date of RERA registration application date).
2	Estimate cost of Various approvals and NOC's of the Project - a. Plan Approval b. Fire Clearance c. MOF d. Change of land e. Electricity f. Pollution Control g. BSNL/CZR h. Conversion fees TOTAL	88,68,050/- 13,06,620/- 1,00,000/- 3,91,570/- 30,000/- 48,354/- 885,00/- 1,08,955/- 1,09,42,049/-	Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time.
3	Construction Cost — a. Estimate of construction cost as certified by the Engineer. b. Architects, Engineer, Consultants Fees etc c. Administrative Costs d. Taxes, Cess or levy e. Interest on borrowings f. Marketing Expenses g. Office expenses and Salaries TOTAL	70,56,00,000/- 88,20,000/- - - - 78,40,000/- 3,60,00,000/- 75,82,60,000/-	Promoter has calculated these costs based on the present sanctioned plan, specifications in the project, proposed facility, amenities in the project to complete the development work as promised to the allottees in the project.
4	TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)	80,20,83,154/-	



Rekha V & Associates

7. The Promoter of the Project has borrowed money from the following parties for the purpose of real estate project being registered

SL No	Particulars	INR in Rs.
1	Total Borrowings (If Applicable)	Not Applicable
	a. Name of the lender	Not Applicable
	b. Amount	Not Applicable
2	Mortgage Details (If Applicable)	Not Applicable
	a. Name of the lender	Not Applicable
	b. Amount	Not Applicable

8. The Promoter of the project is in compliance with the Section 3(l) of the RERA Act and it is certified that the promoter has not entered into any agreements in the sale of plot or units and booking amount or advance amounts have not been received from any of the allottees.

This certificate is issued to the promoter of the project for the purpose of RERA Registration. The detail of this certificate based on details, documents, information, undertaking provided by the promoter. This certificate shall not be used for any other purposes other than mentioned herein.

For Rekha V & Associates
Chartered Accountants
FRN NO. : 021864S



Rekha Venkataswamy Reddy
Membership No. : 251596
UDIN : 25251596BMJMAC7001

Date: 21-07-2025

Place: Bangalore