



Ref No:5/OP/LPA/2025-26

Date: 24.07.2025

To,

M/s. BINARY VENTURES,
Having its registered office at No.07,
Trinity Complex, Sarjapura Main Road,
Sompura Village, Dommasandra Post,
Bangalore – 562 125
Represented by its Managing Partner Mr. Bharath K.A.

Dear Sir/Madam,

LEGAL SCRUTINY REPORT

I. NAME/S OF OWNERS OF PROPERTY:

Mr. K.P. LAKSHMAIAH REDDY
Aged about 74 years
Son of Mr. Late Papaiah
Residing at No.227, 17th Main, ITI Layout,
Near Bandepalya Police station, HSR Layout,
Sector -3, Bommanahalli, Bangalore – 560 068.

II. DESCRIPTION OF PROPERTY

ALL THAT PIECE AND PARCEL OF the immovable Converted land bearing Survey No.110/1 [Old Survey No.110] having PID No.150200100100720023, Property No.403/110/1 issued by Yamare Village Panchayat, measuring to an extent of 2 Acres [vide Official Memorandum bearing No.ALN(ASH)SR.467/24-25 dated 20.03.2025 issued by Deputy Commissioner, Bangalore District], situated at B. Hosahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore and bounded on:-

1

East by : Sompura Village Boundary;
West by : Road;
North by : Kada Agrahara Village boundary and Road;
South by : Road.

III. DETAILS OF THE TITLE DEED/S SCRUTINIZED:

SL No	DATE	DESCRIPTION OF THE DOCUMENT
1.		Kethuwar Copy in respect of Survey No.110, measuring 6 Acres 02 Guntas of B. Hosahalli Village in the name of Mr. Chowdareddy, son of Mr. Ummareddy, issued by Tahsildar, Anekal Taluk.
2.		Record of right bearing RR.No.170, reflecting in the name of Mr. Mr. Irappa, son of Ummaiah in respect of Survey No.110 of B. Hosahalli Village, issued by Tahsildar of Anekal Taluk.
3.		Pahani Thakte (Old RTC's) for the period 1961-62, 1962-63, 1963-64, 1964-65, 1965-66, 1966-67 reflecting in the name of Mr. Mr. Irappa, son of Ummaiah in respect of Survey No.110 measuring 6 Acres 02 Guntas of B. Hosahalli Village, as the Kathedar of the said land.
4.		Family tree of Mr. Pillareddy uruf Ummareddy, reflecting all his legal heirs issued by Village Accountant, Yamare Circle, Sarjapura Hobli, Anekal Taluk, Bangalore.
5.		Death certificate of Mr. Munichowdareddy uruf Chowdareddy, confirming the date of death on 11.07.1931 issued by chief



		registrar of Birth and Deaths, Village Accountant, Yamare Circle, Sarjapura, Anekal Taluk.
6.		Death certificate of Mr. Ummareddy uruf Ummaiah, confirming the date of death on 03.12.1947 issued by chief registrar of Birth and Deaths, Village Accountant, Yamare Circle, Sarjapura, Anekal Taluk.
7.	25.05.1966	Sale deed executed by Mr. Irappa, son of Ummareddy in favour of Mr. Lakshmaiah and Mr. Ramareddy, son of Mr. Papaiah registered as Document No.654/1966-67, of Book-1, Volume No.1029, at pages 238 to 240, registered on 26.05.1966, in the office of the Sub-registrar, Anekal in respect of Survey No.110, measuring to an extent of 3 Acres 01 Guntas of Hosahalli Village.
8.	21.08.1986	Release deed executed by Mr. Ramareddy, son of Mr. Papaiah in favour of Mr. K.P. Lakshmaiahreddy, son of Mr. Papaiah, registered as Document No.1224/1986-87, of Book-1, Volume No.1436 at pages 96 to 98, registered on 08.09.1986 in the office of the Sub-registrar, Anekal in respect of Survey No.110, measuring to an extent of 3 Acres 01 Guntas of Hosahalli Village.
9.		Mutation register No.10/1986-87.
10.		Mutation register No.11/1996-97.
11.		Family tree of Mr. K.P. Lakshmaiah Reddy, son of Mr. Papareddy reflecting all his legal heirs issued by Village Accountant, Yamare Circle, Sarjapura Hobli, Anekal Taluk.
12.		Family tree of Mr. K.P. Lakshmaiah Reddy, son of Mr. Papareddy reflecting all his legal heirs issued by Deputy Tahsildar of Anekal Taluk, Sarjapura Hobli.

13.		Death certificate of Mr. Papareddy .
14.		Death certificate of Mrs. Chikkamuniyamma, wife of Mr. Papareddy.
15.		Death certificate of Mrs. Thimmakka, wife of Mr. K.P. Lakshmaiah Reddy.
16.		Death certificate of Mrs. Shashikala, daughter of K.P. Lakshmaiah Reddy.
17.		Death certificate of Mr. Jayaram M.
18.	18.05.2024	Joint Development agreement entered into between Mr. K.P. Lakshmaiah Reddy, son of late Papaiah, Mr. K.L. Raju, Mrs. T. Shashikala, Mr. Likhith R, Mr. Jayanth R with M/s. Binary Ventures, a partnership firm represented by its Managing partner, Mr. Bharath K.A., registered as Document No.SRJ-1-01504-2024-25, of Book-1, in the office of the Senior Sub-registrar, Sarjapura, Bangalore in respect of Survey No.110/1, measuring to an extent of 2 Acres of B.Hosahalli Village.
19.	18.05.2024	General power of attorney executed by Mr. K.P. Lakshmaiah Reddy, son of late Papaiah, Mr. K.L. Raju, Mrs. T. Shashikala, Mr. Likhith R, Mr. Jayanth R in favour of M/s. Binary Ventures, a partnership firm represented by its Managing partner, Mr. Bharath K.A., registered as Document No.SRJ-4-00103-2024-25, of Book-4, in the office of the Senior Sub-registrar, Sarjapura, Bangalore in respect of Survey No.110/1, measuring to an extent of 2 Acres of B.Hosahalli Village.



20.	07.06.2024	Release deed executed by Mrs. Gunashree J, daughter of late Shashikala and grand daughter of Mr. K.P. Lakshmaiah Reddy in favour of Mr. K.P. Lakshmaiah Reddy, son of late Papaiah, registered as Document No.ABL-1-03031-2024-25, of Book-1, in the office of the Senior Sub-registrar, Basavanagudi (Attibele), Anekal in respect of Survey No.110/1, measuring to an extent of 2 Acres of B.Hosahalli Village.
21.	20.03.2025	Official Memorandum bearing No.ALN(ASH)SR.467/24-25 in respect of Survey No.110/1 measuring 2 Acres of B. Hosahalli Village converted from agricultural to Non Agricultural Layout-Residential purpose, issued by Deputy Commissioner of Bangalore District along with sketch and charges paid receipt.
22.		Mutation Register No.T58/2024-25.
23.	18.07.2025	Area Sharing agreement entered into between Mr. K.P. Lakshmaiah Reddy, son of late Papaiah, Mr. K.L. Raju, Mrs. T. Shashikala, Mr. Likhith R, Mr. Jayanth R with M/s. Binary Ventures, a partnership firm represented by its Managing partner, Mr. Bharath K.A, wherein the Flats have divided between them as per the ratio mentioned in JDA.
24.		<p>RECORD OF RIGHTS, TENANCY AND CROPS CERTIFICATE (RTC):</p> <ul style="list-style-type: none"> a. 1979-80 to 1983-84 b. 1989-90 to 1993-94 c. 1994-95 to 1996-97 d. 1997-98 to 1999-2000 e. Computerised RTC's from 2001-02 to 2014-15 in respect of Survey No.110 measuring 6 Acres 02 Guntas of B. Hosahalli Village.



		f. Computerized RTC's from 2015-16 to 2024-25 for Survey No.110/1 measuring 2 Acres of B. Hosahalli Village.
25.		<p>ENDORSEMENTS:</p> <p>a. Endorsement bearing No.RK/CR/170/2024-25, dated 23.05.2024, issued by Tahsildar of Anekal Taluk for Non-availability of RTC's for the period 1969-79 in respect of Survey No.110 of B. Hosahalli Village.</p> <p>b. Endorsement bearing No.RK/CR/170/2024-25, dated 23.05.2024, issued by Tahsildar of Anekal Taluk for Non-availability of RTC's for the period 1984-89 in respect of Survey No.110 of B. Hosahalli Village.</p> <p>c. Endorsement dated 22.05.2024, No. PTCL(A)/C.R:754/2024-25, issued by the Assistant Commissioner, Bangalore South Taluk, Bangalore, stating that there is no any application / proceedings filed under PTCL Act of 1978, with respect to Survey No.110/1, measuring to an extent of 2 Acres of B. Hosahalli Village.</p> <p>d. Endorsement dated 10.06.2024, vide No. LRF(AS).CR.104/2024-25, issued by the Assistant Commissioner, Bangalore South Taluk, Bangalore, stating that there is no any application / proceedings filed under section 79 A & B of Karnataka Land reformers act of 1961, with respect to Survey No.110/1, measuring to an extent of 2 Acres of B. Hosahalli Village.</p>



		<p>e. Nil tenancy certificate issued by Tahsildar, Anekal Taluk, Bangalore District with respect to Survey No.110/1, measuring to an extent of 2 Acres of B. Hosahalli Village.</p> <p>f. Endorsement dated 22.05.2024 issued by Karnataka Housing Board in respect of Survey No.110/1, measuring to an extent of 2 Acres of B. Hosahalli Village.</p> <p>g. Endorsement dated 22.05.2024 issued by Karnataka Industrial Development Board in respect of Survey No.110/1, measuring to an extent of 2 Acres of B. Hosahalli Village.</p> <p>h. Endorsement dated 09.05.2024, for Non-availability of Index of land and Preliminary Record in respect of Survey No.110 of B. Hosahalli Village.</p> <p>i. Endorsement bearing No.RRT/Copy/CR/120/24-25 dated 08.05.2024, for Non-availability of MR.No.1/1985-86 in respect of Survey No.110 of B. Hosahalli Village.</p> <p>j. Endorsement bearing No.RRT/Copy/CR/120/24-25 dated 08.05.2024, for Non-availability of MR.No.1/1966-67 in respect of Survey No.110 of B. Hosahalli Village.</p> <p>k. Endorsement bearing No.RRT/Copy/CR/120/24-25 dated 08.05.2024, for Non-availability of MR.No.5/1983-84 adin respect of Survey No.110 of B. Hosahalli Village.</p>
26.		<p>SURVEY DOCUMENTS</p> <p>a. Karda copy</p>

		<ul style="list-style-type: none"> b. Tippani Nakalu. c. Hissa Survey Tippani. d. RR Balabaga. e. RR Edabaga. f. Akarband g. Village map, For Survey No.110, New Survey No.110/1 of B. Hosahalli Village.
27.		<p>ENCUMBRANCE CERTIFICATE:</p> <ul style="list-style-type: none"> a. From 01.04.1920 to 31.03.2004 for Survey No.110 of B. Hosahalli Village. b. From 01.04.2004 to 07.05.2024 for Survey No.110, New Sy.No.110/1 of B. Hosahalli Village. c. From 01.04.2004 to 04.04.2025 for Survey No.110/1 of B. Hosahalli Village.
28.		<p>KATHA CERTIFICATE AND TAX:</p> <ul style="list-style-type: none"> a. E Katha (Form No.9 & 11A) in the name of Mr. P. Lakshmaiah Reddy in respect of Property No.403/110/1 having Property identification No.150200100100720023 dated 20.05.2025 issued by Yamare Village Panchayat. b. Tax paid receipt for the period 2025-26 to the office of PDO, Yamare Grama Panchayat in respect of Property No.403/110/1 having Property identification No.150200100100720023 dated 21.05.2025.



29.		<p>NO OBJECTION CERTIFICATES</p> <ul style="list-style-type: none"> a. No Objection certificate dated 11.04.2025 issued by Karnataka State Pollution Control Board. b. No Objection certificate dated 24.03.2025 issued by Karnataka State Fire & Emergency Services. c. No Objection certificate dated 24.03.2025 issued by Bangalore Electricity Supply Company. d. No Objection certificate dated 21.05.2025 issued by Yamare Village Panchayat. e. No Objection certificate dated 05.06.2025 issued by Airports Authority of India. f. No Objection certificate dated 08.07.2025 issued by SEIAA. g. No Objection certificate dated 22.07.2025 issued by Bharat Sanchar Nigam Limited.
30.		<p>PLAN APPROVAL LETTERS AND PLAN</p> <ul style="list-style-type: none"> a. Commencement certificate dated 04.03.2025, bearing No.BDA/CLU-67/3187/2024-25 issued by BDA. b. Plan approval letter dated 09.05.2025/16.07.2025 issued by BDA. c. Approved Building plan bearing No.25/2025-26 dated 16.07.2025 issued by Bangalore Development Authority.
31.	21.09.2023	Partnership deed of M/s. Binary Ventures along with Form-C.



INVESTIGATION OF TITLE:

I HAVE PERUSED THE DOCUMENTS LISTED ABOVE AND ON SUCH PERUSAL MY OBSERVATIONS AND OPINION IS AS FOLLOWS;

1. Originally the agricultural land bearing Survey No.110, measuring to an extent of 6 Acres 14 Guntas, including 12 Guntas of Karab, situated at B. Hosahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District is the ancestral property of Mr. Chowdareddy, son of Ummareddy and he was in possession of the said land since long time and the same has been confirmed in the Kethuwar copy issued by Tahsildar of Anekal Taluk [**Refer Document No.1**].
2. Whereas, the said Mr. Chowdareddy uruf Munichowdareddy is unmarried and expired which has been confirmed in the family tree of Pillareddy uruf Ummareddy [**Refer Document No.4**] and thereafter the Katha has been transferred in the name of his brother Mr. Irappa uruf Iraiah, son of late Ummareddy uruf Ummaiah in respect of Survey No.110, measuring to an extent of 6 Acres 14 Guntas, including 12 Guntas of Karab, situated at B. Hosahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District as per the Record of Right bearing No.170 and also in the Pahani Thakte (Old RTC's) for the period 1961-62, 1962-63, 1963-64, 1964-65, 1965-66, 1966-67 [**Refer Document No.2 and 3**].
3. We have been furnished with the Death certificate of Mr. Munichowdareddy uruf Chowdareddy, confirming the date of death on 11.07.1931 and Death certificate of Mr. Ummareddy uruf Ummaiah, confirming the date of death on 03.12.1947, issued by Village Accountant, Yamare Circle, Sarjapura Hobli, Anekal Taluk, Bangalore [**Refer Document No.5 and 6**].
4. Subsequently Mr. Irappa, son of Ummareddy has executed a Sale deed dated 25.05.1966 in favour of Mr. Lakshmaiah and Mr. Ramareddy, both are son of Mr. Papaiah, which is registered as Document No.654/1966-67, of Book-1, Volume No.1029, at pages 238 to 240, registered on 26.05.1966, in the office of





the Sub-registrar, Anekal in respect of Survey No.110, measuring to an extent of 3 Acres 01 Guntas of Hosahalli Village [**Refer Document No.7**].

5. Later, Mr. Ramareddy, son of Mr. Papaiah has executed a Release deed dated 21.08.1986 in favour of Mr. K.P. Lakshmaiahreddy, son of Mr. Papaiah, which is registered as Document No.1224/1986-87, of Book-1, Volume No.1436 at pages 96 to 98, registered on 08.09.1986 in the office of the Sub-registrar, Anekal releasing all his rights and claims over the land in respect of Survey No.110, measuring to an extent of 3 Acres 01 Guntas of Hosahalli Village [**Refer Document No.8**] and thereby Mr. K.P. Lakshmaiahreddy, son of Mr. Papaiah becomes the absolute owner of the said land. Thereafter, the katha has been mutated in the name of Mr. K.P. Lakshmaiahreddy, son of Mr. Papaiah, vide Mutation register No. 10/1986-87 and Mutation register No.11/1996-97 in the concerned revenue record [**Refer Document No.9 and 10**].
6. We have been furnished with the family tree of Mr. K.P. Lakshmaiah Reddy which discloses his father name Mr. Papareddy [late] and mother Mrs. Chikkamuniyamma [late] and brothers Mr. Krishnareddy [late and unmarried], Mr. Ramareddy [late] and his wife Mrs. Thimmakka [late] and daughter Mrs. Shashikala K.L [late] and son Mr. Raju K.L as the legal heirs and further, Mrs. Shashikala married to Mr. Jayaramareddy [late] and she has only daughter Ms. Gunashree and Mr. Raju married to Mrs. Shashikala T and they have two children Master Likith and Master Jayanth and also given death certificate of Mr. Papareddy, Mrs. Chikkamuniyamma, wife of Mr. Papareddy, Mrs. Thimmakka, wife of Mr. K.P. Lakshmaiah Reddy, Mrs. Shashikala, daughter of K.P. Lakshmaiah Reddy and Mr. Jayaram M for kind perusal [**Refer Document No.11 to 17**].
7. Further, Mr. K.P. Lakshmaiah Reddy, son of late Papaiah along with his children, Mr. K.L. Raju, Mrs. T. Shashikala, Mr. Likhith R, Mr. Jayanth R have entered into a Joint Development agreement dated 18.05.2024 with M/s. Binary Ventures, a partnership firm represented by its Managing partner, Mr. Bharath K.A., which

is registered as Document No.SRJ-1-01504-2024-25, of Book-1, in the office of the Senior Sub-registrar, Sarjapura, Bangalore in respect of Survey No.110/1, measuring to an extent of 2 Acres of B.Hosahalli and also executed a General power of attorney dated 18.05.2024, which is registered as Document No.SRJ-4-00103-2024-25, of Book-4, in the office of the Senior Sub-registrar, Sarjapura, Bangalore in their favour [**Refer Document No.18 and 19**].

8. Whereas, Mrs. Gunashree J, daughter of late Shashikala and grand daughter of Mr. K.P. Lakshmaiah Reddy has executed a Release deed dated 07.06.2024 in favour of Mr. K.P. Lakshmaiah Reddy, son of late Papaiah, which is registered as Document No.ABL-1-03031-2024-25, of Book-1, in the office of the Senior Sub-registrar, Basavanagudi (Attibele), Anekal in respect of Survey No.110/1, measuring to an extent of 2 Acres of B.Hosahalli.
9. The said Mr. K.P. Lakshmaiah Reddy being the owner of the land in Survey No.110/1, measuring to an extent of 2 Acres of B.Hosahalli Village, has applied for conversion of the said land and got conversion order from the office of Deputy Commissioner, Bangalore South Sub-Division, Bangalore, for Layout - residential purpose vide its order dated 20.03.2025, bearing No.ALN(ASH)SR.467/24-25 [**Refer Document No.21**] And also paid necessary conversion charges to the concern authority and the same has been registered in Mutation registered No.T58/2024-25 [**Refer Document No.22**].
10. Further, Mr. K.P. Lakshmaiah Reddy, son of late Papaiah, Mr. K.L. Raju, Mrs. T. Shashikala, Mr. Likhith R, Mr. Jayanth R have entered into a Area Sharing agreement dated 18.07.2025 M/s. Binary Ventures, a partnership firm represented by its Managing partner, Mr. Bharath K.A, wherein the Flats have divided between them as per the ratio mentioned in JDA [**Refer Document No.23**].





11. RTC PAHANIES:-

We have verified the RTC Pahanies for the period 1979-80 to 1983-84, 1989-90 to 1993-94, 1994-95 to 1996-97, 1997-98 to 1999-2000, Computerised RTC's from 2001-02, 2002-03, 2003-04, 2004-05, 2005-06, 2006-07, 2007-08, 2008-09, 2009-10, 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16, 2016-17, 2017-18, 2018-19, 2019-20, 2020-21, 2021-22, 2022-23, 2023-24 and 2024-25 in respect of Survey No.110, New Survey No.110/1, of B. Hosahalli Village., [Refer Document No.24a to 24f].

12. ENDORSEMENTS: [Refer Document No.25a and 25k].

- a. We have been furnished with the Endorsement bearing No.RK/CR/170/2024-25, dated 23.05.2024, issued by Tahsildar of Anekal Taluk for Non-availability of RTC's for the period 1969-79 in respect of Survey No.110 of B. Hosahalli Village.
- b. We have been furnished with the Endorsement bearing No.RK/CR/170/2024-25, dated 23.05.2024, issued by Tahsildar of Anekal Taluk for Non-availability of RTC's for the period 1984-89 in respect of Survey No.110 of B. Hosahalli Village.
- c. We have been furnished with the Endorsement dated 22.05.2024, No. PTCL(A)/C.R:754/2024-25, issued by the Assistant Commissioner, Bangalore South Taluk, Bangalore, stating that there is no any application / proceedings filed under PTCL Act of 1978, with respect to Survey No.110/1, measuring to an extent of 2 Acres of B. Hosahalli Village.
- d. We have been furnished with the Endorsement dated 10.06.2024, vide No. LRF(AS).CR.104/2024-25, issued by the Assistant Commissioner, Bangalore South Taluk, Bangalore, stating that there is no any application / proceedings filed under section 79 A & B of Karnataka Land reformers

act of 1961, with respect to Survey No.110/1, measuring to an extent of 2 Acres of B. Hosahalli Village.

- e. We have been furnished with the Nil tenancy certificate issued by Tahsildar, Anekal Taluk, Bangalore District with respect to Survey No.110/1, measuring to an extent of 2 Acres of B. Hosahalli Village.
- f. We have been furnished with the Endorsement dated 22.05.2024 issued by Karnataka Housing Board in respect of Survey No.110/1, measuring to an extent of 2 Acres of B. Hosahalli Village.
- g. We have been furnished with the Endorsement dated 22.05.2024 issued by Karnataka Industrial Development Board in respect of Survey No.110/1, measuring to an extent of 2 Acres of B. Hosahalli Village.
- h. We have been furnished with the Endorsement dated 09.05.2024, for Non-availability of Index of land and Preliminary Record in respect of Survey No.110 of B. Hosahalli Village.
- i. We have been furnished with the Endorsement bearing No.RRT/Copy/CR/120/24-25 dated 08.05.2024, for Non-availability of MR.No.1/1985-86 in respect of Survey No.110 of B. Hosahalli Village.
- j. We have been furnished with the Endorsement bearing No.RRT/Copy/CR/120/24-25 dated 08.05.2024, for Non-availability of MR.No.1/1966-67 in respect of Survey No.110 of B. Hosahalli Village.
- k. We have been furnished with the Endorsement bearing No.RRT/Copy/CR/120/24-25 dated 08.05.2024, for Non-availability of MR.No.5/1983-84 in respect of Survey No.110 of B. Hosahalli Village.





13. SURVEY DOCUMENTS:

We have verified the Kardha copy, TippaniNakalu copy, Hissa Survey Tippani, RR Balabaga, RR Edabaga, Karnatakarevisional Settlement Akarband and Village Map of B. Hosahalli Village, which confirms the Location, Shape, boundary, Karab of the land in Survey No.110, New Survey No.110/1 of B. Hosahalli Village [Refer Document No.26a to 26g].

14. ENCUMBRANCE CERTIFICATE: [Refer Document No.27(a) to 27(c)].

Encumbrance certificates verified for the period from 01.04.1920 to 31.03.2004 and 01.04.2004 to 07.05.2024 and 01.04.2004 to 04.04.2025 for Survey No.110, New Survey No.110/1, which confirms that, other than the sale deeds referred above, there are no other transactions in respect of Survey No.110/1 of B. Hosahalli Village.

15. KATHA CERTIFICATE AND TAX: [Refer Document No.28]

- a. We have been furnished with the E Katha (Form No.9 & 11A) in the name of Mr. P. Lakshmaiah Reddy in respect of Property No.403/110/1 having Property identification No.150200100100720023 dated 20.05.2025 issued by Yamare Village Panchayat.
- b. We have been furnished with the Tax paid receipt for the period 2025-26 to the office of PDO, Yamare Grama Panchayat in respect of Property No.403/110/1 having Property identification No.150200100100720023 dated 21.05.2025.

16. NO OBJECTION CERTIFICATES [Refer Document No.30a to 30g]:

- a. We have verified the No Objection certificate dated 11.04.2025 issued by Karnataka State Pollution Control Board.
- b. We have verified the No Objection certificate dated 24.03.2025 issued by Karnataka State Fire & Emergency Services.

- c. We have verified the No Objection certificate dated 24.03.2025 issued by Bangalore Electricity Supply Company.
- d. We have verified the No Objection certificate dated 21.05.2025 issued by Yamare Village Panchayat.
- e. We have verified the No Objection certificate dated 05.06.2025 issued by Airports Authority of India.
- f. We have verified the No Objection certificate dated 08.07.2025 issued by SEIAA.
- g. We have verified the No Objection certificate dated 22.07.2025 issued by Bharat Sanchar Nigam Limited.

17. PLAN APPROVAL LETTERS AND PLAN:

- a. We have been furnished with the Commencement certificate dated 04.03.2025, bearing No.BDA/CLU-67/3187/2024-25 issued by BDA.
- b. We have been furnished with the Plan approval letter dated 09.05.2025/16.07.2025 issued by BDA.
- c. We have been furnished with the Approved Building plan bearing No.25/2025-26 dated 16.07.2025 issued by Bangalore Development Authority.
- d. We have been furnished with Partnership deed of M/s. Binary Ventures along with Form-C dated 21.09.2023 [**Refer Document No.31**].

OPINION/TITLE CERTIFICATE

After careful perusal of the documents produced for scrutiny I am of the opinion that Mr. K.P. Lakshmaiah Reddy, son of late Papaiah is the absolute owner having good, marketable right, title and interest in respect of Converted land bearing Survey No.110/1 [Old Survey No.110], measuring to an extent of 2 Acres [vide Official Memorandum bearing No.ALN(ASH)SR.467/24-25 dated 20.03.2025 issued by Deputy Commissioner, Bangalore District], situated at B. Hosahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore. The said owner Mr. K.P. Lakshmaiah Reddy,





son of late Papaiah has got clear, marketable right, title and interest over the said property and he is in legal possession of the said property, subject to verification of original documents.

We further certify that in terms of the Joint Development Agreement dated 18.05.2024, executed between the above said Land owners and M/s. Binary Ventures, a partnership firm represented by its Managing partner, Mr. Bharath K.A., the Developer M/s. Binary Ventures are entitled for 66% of the total saleable super built up area in the Apartment and proportionate undivided right, title and interest in the lands and the Owner Mr. K.P. Lakshmaiah Reddy, son of late Papaiah and Others are entitled for 34% of the total saleable super built up area in the Apartment and proportionate undivided right, title and interest in the land.

Sd:

A handwritten signature in blue ink, appearing to read 'Manjunatha S.M.', is written over the printed name.

MANJUNATHA S.M

Advocate

LAW PARK ASSOCIATES.

