

Phone No:
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G sreedhar
For Whom/ID Proof:
Royal ridge realtors



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Affidavit
3815294 14/2013

MEMORANDUM OF UNDERSTANDING

This deed of Memorandum of understanding is made and execute on this the day of 2022
BY and Between:

1. Mr. ADUSUMALLI MADHAVARAO S/O Mr. ADUSUMALLI RAMANAIAH aged about 40 years, Occupation: Sri Srinidhi Developers Business, R/o House No. 4-2-150/A1, Srinivasa Nagar, Khammam, Khammam District Telangana-507001.
2. Mr. CHINTHALAPATI SEETHARAMAIAH S/o of Mr. NAGAIAH aged about 37years, Occupation: Business R/o House No. 4-2-150/A1, Srinivasa Nagar, Khammam City, Khammam District, Telangana - 507 001.
3. Mr. CHINTHALAPATI KRISHNAIAH S/o of Mr. NAGAIAH aged about 57 years, Occupation: Agriculture House No. 2-448, Kaikondaigudem, H/o. Mallemadugu, Khammam City, Khammam District, Telangana-507 002.
4. Mr. CHINTHALAPATI SESHIAIAH @ PEDDA SESHIAIAH S/o Mr.NAGAIAH aged about, 50 years, Occupation: Agriculture R/o House No. 2-128, Kaikondaigudem, H/o. Mallemadugu, Khammam City, Khammam District, Telangana - 507 002.
5. Mr.CHINTHALAPATI HARIBABU S/O Mr.NAGAIAH aged about 46 years, Occupation: Agriculture R/o House No.2-240/2, Kaikondaigudem, H/o. Mallemadugu, Khammam City, Khammam District, Telangana - 507 002.
6. Mr.CHINTHALAPATI UPENDAR S/O Mr.VENKATA NARAYANA aged about 38 years Occupation: Agriculture R/o. Chirch Road, Serole Kuravi Mandal, Warangal District, Telangana - 506 105.
7. Mr.CHINTHALAPATI VEERANNA S/o Mr. VENKATA NARAYANA aged about 39 years Occupation. Agricultural R/o. Chirch Road, Serole Kuravi Mandal, Warangal District, Telangana - 506 105.
8. Mrs.PANDI SARITHA D/o CHINTHALAPATHI SESHIAIAH @ PEDDA SESHIAIAH W/o.NARASIMHARAO aged about 29 years, Occupation: Hous Wife, R/o. Nagiligonda, Chinthakani Mandal, Khammam District - 507 002.



9. Mr.BODA BALU S/o Mr.HARJA aged about 70 years, Occupation: Agriculture, R/o House No.2-129, Kaikondaigudem, H/o. Mallemadugu, Khammam City, Khammam District, Telangana – 507 002.

(HEREINAFTER collectively called as PARTIES and individually called as the party of FIRST/SECOND respectively, which term shall mean and include their respective legal heirs, successors, administrators and assignees).

WHEREAS. Originally all the parties, have entered into GPA Doc No. 16307 of 2029 registered at SRO KHAMMAM (R.O) and Gift deed No. 8773 of 2022 registered at SRO KHAMMAM (R.O) and Mortgage Deed in Favour of SUDA, Khammam Doc No. 8772 of 2022 SRO KHAMMAM (R.O), and Gift Deed No. 11802 of 2022 SRO KHAMMAM (R.O) All the open Land admeasuring Ac.12-862 Cents and Survey No.243/6, 223/2, 243/11, 244/3, 26/5, 243/7, 243/9, 244/4, 268/2, 243/10, 243/8, 243/3, 262/2, 243/2, 243/5, 243/4, 223/4, 244/5, 268/5, 243/2,, 223/3, 244/6, 268/4, 262/3 & 263/2 Situated at Mallemadugu G.P, Kaikondaigudem Village, Khammam Urban Mandal, Khammam District, Telangana

Whereas all the above parties hereby jointly agreed and decide to develop their respective lands mentioned supra by spending amount either from their own source or by obtaining finances from any bank or from any individual/organizations funding for the said purpose and agreed to repay the same to them together with interest for the finances obtained.

Whereas all the above parties hereby jointly agreed and decide to Plot Development by name “**GREEN CITY**”

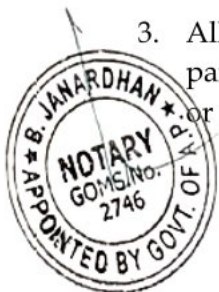
Whereas all the above mentioned parties later decided with a view to develop the property has obtained the permission for Plotting from the competent authority namely DTCP *vide Application No. 4461/2019/W, Dated.19,December, 2019.*

And whereas all the above parties agreed to share the plotted land in the ratios in which each of the party contribute their land initially for plot development.

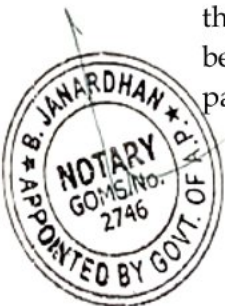
Whereas all the above parties hereby jointly agreed and decide to and take their respective share in the above-mentioned manner on the following **mutually agreed terms and conditions.**

NOW THIS M.O.U WITNESSTH AS FOLLOW

1. All the above parties hereby further agreed that they will engage Architects, Structural Engineers, and Supervisors Watchmen and labour/labour Contractor for development.
2. All the above parties hereby agreed to share the amount for development of proposed Plotting Project and to obtain due sanctions from concerned authorities equally.
3. All the above parties hereby agreed that in case the amounts are not available to the parties, they can obtain loan either from banks or financiers or financial institutions or any individuals.



4. All the parties hereby agreed that they jointly clear off the loans to financiers, banks, individuals, if they obtained loans for the purpose of development of said plotting project.
5. All the parties hereby agreed that they jointly decide the sale consideration for sale of plots to third parties (outsiders).
6. All the parties hereby agreed that they jointly enter into agreements and jointly execute sale deed or deeds with third party/parties. It is further agreed hereby all the parties that No one of them can individually enter into agreement or execute sale deed in favour of the third parties.
7. Whereas all the above parties hereby agree to enter into supplementary agreement for dividing the plots fallen into their respective share as per the entitlement corresponding to their share of land. In such case, the parties are at liberty to market & sell their share of plots and transfer the ownership rights to prospective buyers independently in their individual capacity without the interference of the other parties.
8. All the above parties hereby authorize Mr. ADUSUMALLI MADHAVARAO S/O Mr. ADUSUMALLI RAMANAIAH to obtain necessary permissions or registrations from the competent authority or from any departments of State, Central Government or local authorities and to sign affidavits, applications, petitions, maps, documents or any other papers for the said purpose. To give deposition before the concerned authorities and to sign such declarations as may be required for the said purpose and to take any or all step whatsoever legally required for obtaining necessary permission from concerned authorities in respect of the above mentioned property on behalf of all the above parties.
9. The capitals gains arising in respect of properties of all the above parties will be paid respectively according to their entitlement of Plots.
10. All the above parties hereby agreed that any differences arising in sharing of the total built up area as per the agreed ratios mentioned here in above will be settled between all the parties mutually in the form of cash.
11. It shall be the responsibility of all the parties to see that the project should be completed in smooth manner. All the parties shall extend requisite co-operations to each other in realizing the said objective.
12. All the parties hereby agree to enter into Supplemental Agreement in the event of such contingency existing for incorporations or clarification of necessary clauses of this M.O.U or to meet the needs of the time, but all such agreements shall be in conformity with the spirit of this main M.O.U.
13. That the above terms and conditions are final and conclusive. They are binding on all the parties hereto and their respective successors in interest. Any disputes arise between the parties they shall approach the Arbitrator by issuing notice to other party.



SCHEDULE OF THE PROPERTY

All that the following agricultural land bearing admeasuring Ac.12-862 Cents and Survey No.243/6, 223/2, 243/11, 244/3, 26/5, 243/7, 243/9, 244/4, 268/2, 243/10, 243/8, 243/3, 262/2, 243/2, 243/5, 243/4, 223/4, 244/5, 268/5, 243/2,, 223/3, 244/6, 268/4, 262/3 & 263/2 Situated at Mallemadugu G.P, Kaikondaigudem Village, Khammam Urban Mandal, ,Khamma District, Telangana State. and Bounded by:

North : Others Land.
South : Others Land.
East : Existing Road - 30.
West : Others Land.

IN WITNESS WHEREOF,all the above parties hereto have set their respective hands on these present with free will and consent without any force or coercion in the presence of following witness on the day month and year first above mentioned.

WITNESS

1. *B. n. Jay*
2. *P. S. Jay*

PARTIES

1. *ch. n. Jay*
2. *ch. n. Jay*
3. *ch. n. Jay*
4. *ch. n. Jay*
5. *ch. n. Jay*
6. *ch. n. Jay*
7. *ch. n. Jay*
8. *P. S. Jay*
9. *ch. n. Jay*



ATTESTED
B. Janardhan
B. JANARDHAN
ADVOCATE & NOTARY
Flat No. 604, Excellancy Apartment,
Judges Colony, Malakpet,
HYDERABAD-500 036.