



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 250811114722622957
Date: 11 AUG 2025, 11:48 AM
Purchased By:
P. SHARAN KUMAR
S/o P. VENKAT RAMANA
R/o R R DIST
For Whom
** SELF **

RP 944452
J RAMA RAO YADAV
LICENSED STAMP VENDOR
Lic. No. 15-27-005/2010
Ren.No. 15-27-009/2025
H NO 8-5-52/1 KARMANGHAT
(V) SAROORNAGAR (M)
RANGA REDDY DIST 500079
Ph 9441618924

MEMORANDUM OF UNDERSTANDING

This deed of Memorandum of understanding is made and executed on this 11th day of August 2025 by and between:

1. Mr. ACHANTA VINOD S/o. Mr. A. UDAYA BHASKAR RAO aged about 45 years, Occupation: Business, R/o. H No. 1-20-444, Lane No 12, Subhodaya Nagar, Secunderabad, Telangana - 500015.
2. Mr. PANDLA SHARAN KUMAR S/o. Mr. Late P. VENKAT RAMANA aged about 35 years, Occupation: Business, R/o. H No. 8-7-55/1078, Shirdi Sai Nagar Colony, Karmanghat, Hyderabad, Telangana - 500079.
3. Mr. SHANTHI KUMAR DORNALA S/o. Mr. Late D. LINGAIAH aged about 57 years, Occupation: Business, R/o. H No. 11-10-104/502, Flat No. 502, Gayatri Vihar Apartments, SBI Colony, Kothapet, Hyderabad - 500035.

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4. Mr. TIRUMALASETTY RAMA MOHAN S/o. Mr. T. SESHAGIRI RAO aged about 45 years, Occupation: Business, R/o. H No. 5-1-20, Saheb Nagar, Anjireddy Thota, Near Hanuman Temple, Vanasthalipuram, Hyderabad, Telangana - 500070.

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

AND

1. M/s. AKSHARA HOMES represented by its Authorized signatory Mr. Achanta Vinod, having a registered office at H No 1-20-444, Lane No 12, Subhodaya Nagar, Secunderabad, Telangana - 500 015.

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

WHEREAS. Originally all the First parties/Landowners have Sale deed No. 17043/2024 registered at Sub Registrar Ibrahimpatnam which was further rectified vide a rectification deed document bearing No 773/2025 Dated 21-01-2025, both of which documents be considered as the link documents to subsequent sale deeds. All the open Land admeasuring 646 Sq.Yrds or 540.12 Sq. Mtrs., and Survey No. 718 , Plot No 4, Situated at Ward No 9, Adibatla Village, Aditya Nagar Locality, Ibrahimpatnam Revenue Mandal, Rangareddy District, Telangana State.

The Developer being the Firm registered under the provision of the Indian Partnership Act engaged in the business of constructions and development has got individual having sufficient experience and expertise required for the purpose of execution of such projects. Accordingly the LAND OWNERS and the DEVELOPER entered into this MOU

Whereas all the above parties hereby jointly agreed Project name as **"AKSHARA ADITYA HOMES"**

Whereas First party later decided with a view to develop the property has obtained the permission for Residential Project from the competent authority namely HMDA vide **Application No. 000076/BP/ABTL/3131/0001/2025, Dated. 28-01-2025.**

Whereas the above First party hereby jointly agreed and decided to take development in the above-mentioned manner on the following mutually agreed terms and conditions.

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NOW THIS M.O.U WITNESSTH AS FOLLOW

1. Second party hereby further agreed that they will engage Architects, Structural Engineers, Supervisors, Watchmen and labours/labour Contractor for development.
2. The Second Party hereby agrees that, in the event of insufficient funds, they may secure a loan from banks, financiers, financial institutions, or individuals.
3. All the parties hereby agree that they jointly decide the sale consideration for sale of flats to third parties (outsiders).
4. All parties hereby agree to jointly enter into agreements and jointly execute sale deed(s) with any third party or parties. It is further agreed that no individual party shall enter into any agreement or execute any sale deed independently in favor of any third party.
5. Whereas all the above parties hereby agree to give unconditional right to Mr Pandla Sharan Kumar to be the representative for all their apartments share and they will be internally managing their share and profits via Akshara Aditya Homes Bank Account. All the flats will be registered with mutual consent via Mr Pandla Sharan Kumar as their authorized representative.
6. All the above parties hereby authorize M/s. AKSHARA HOMES represented by its Authorized signatory Mr. Achanta Vinod 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.
7. The capitals gains arising in respect of properties of all the above parties will be paid respectively according to their entitlement of Flats.
8. All the above parties here by 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.
9. It shall be the responsibility of all the parties to see that the project should be completed in smooth manner. All the parties shall extent requisite co-operations to each other in realizing the said objective.

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10. 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.
11. 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.

Percentage of Share:

Achanta Vinod - 25%

Pandla Sharan Kumar - 25%

Dornala Shanthi Kumar - 25%

Tirumalasetty Rama Mohan - 25%

SCHEDULE OF THE PROPERTY

All the open Land admeasuring 646 Sq.Yrds or 540.12 Sq. Mtrs., and Survey No. 718 , Plot No 4, Situated at Ward No 9, Adibatla Village, Aditya Nagar Locality, Ibrahimpatnam Revenue Mandal, Rangareddy District, Telangana State.

Boundaries:

North	:	9 MT Wide Existing 9 MT Wide Proposed Road
South	:	Plot No 3
East	:	Plot No 5
West	:	Kanaka Durga Ventures

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. C. N. S.
2. P. S. R.

PARTIES

1. [Signature]
2. [Signature]
3. Shantika K. S.
4. [Signature]