

Loan Settlement Agreement

Agreement

LOAN SETTLEMENT AGREEMENT

This Loan Settlement Agreement ("Agreement") is made and entered into on this ____ day of _____, 2025, at _____,

BY AND BETWEEN:

Mr. Ramarao Ch, S/o Ch. Haranadha Babu, aged about 49 years, holder of Aadhaar No: 3702 2456 6681, presently residing at Hyderabad, with Aadhaar-registered address at Narasaraopet, hereinafter referred to as the "Borrower" or "Producer", which expression shall, unless repugnant to the context or meaning thereof, include his heirs, legal representatives, executors, administrators and assigns,

AND

Mr. Kolla Anil Prasad, S/o Kolla Mohan Rao, aged about 46 years, residing at Vijayawada, holder of Aadhaar No: 3323 7014 6938, hereinafter referred to as the "Financer", which expression shall, unless repugnant to the context or meaning thereof, include his heirs, legal representatives, executors, administrators and assigns.

WHEREAS:

1. The Borrower had borrowed a sum of Rupees Two Crores (Rs. 2,00,00,000/-) from the Financer during the production of the feature film titled "Gurthunda Seetakalam".
2. As per their oral understanding, the said amount was to be repaid to the Financer upon the release of the said film.
3. However, due to the commercial failure of the said movie and resultant financial difficulties, the Borrower has not repaid the borrowed amount to the Financer for the past 2.5 years.
4. Subsequently, the Borrower produced another movie titled "Sanju Weds Geeta" without settling the above dues to the Financer.

Loan Settlement Agreement

5. In view of the same, the Borrower filed a legal complaint before the Hon'ble I Additional Chief Judge, City Civil Court, Hyderabad, bearing Registration No. 8/2025, seeking an injunction against the release of "Sanju Weds Geeta". In connection with the proceedings, a security deposit in the form of a flat located in Bangalore was placed before the Court by the Director of "Gurthunda Seetakalam".

6. Now, the Borrower has agreed and undertaken to settle the outstanding loan amount by transferring the said flat (currently under court security in the matter of Registration No. 8/2025) in Bangalore to the Financer, upon closure or favorable resolution of the said court proceedings.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. Acknowledgment of Debt

The Borrower hereby acknowledges and confirms that he is liable to pay the Financer a sum of Rs. 2,00,00,000/- (Rupees Two Crores only), which remains unpaid as on date.

2. Settlement Terms

The Borrower agrees to settle the outstanding amount by transferring ownership/title of the flat located in Bangalore, which is currently deposited as security in Registration No. 8/2025 before the I Additional Chief Judge, City Civil Court, Hyderabad.

3. Conditions Precedent

The said transfer of property shall take place:

- Upon closure or favorable settlement of the ongoing court proceedings in Reg. No. 8/2025 relating to the movie "Sanju Weds Geeta";
- And upon receiving permission or release orders from the Hon'ble Court for transfer of the said flat.

4. Undertaking by Borrower

The Borrower undertakes not to create any encumbrance, charge, or third-party interest on the said flat pending settlement and transfer to the Financer.

5. No Objection for Movie Release

Upon satisfactory initiation of the settlement process, including legal steps for the flat transfer, the Financer shall raise no objection to the release of "Sanju Weds Geeta", provided the interest of the Financer is

Loan Settlement Agreement

safeguarded through appropriate legal assurances and documentation.

6. Legal Formalities

The Borrower shall bear all legal costs, registration charges, and related expenses for the transfer of the said property to the Financer.

7. Jurisdiction

Any disputes arising out of or in connection with this Agreement shall be subject to the exclusive jurisdiction of the courts at Hyderabad.

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement on the day, month, and year first mentioned above.

Signed and Delivered by:

Mr. Ramarao Ch

(Borrower / Producer)

S/o Ch. Haranadha Babu

Aged: 49 years

Aadhaar No: 3702 2456 6681

Resident of: Hyderabad

Aadhaar Address: Narasaraopet

Mr. Kolla Anil Prasad

(Financer)

S/o Kolla Mohan Rao

Aged: 46 years

Aadhaar No: 3323 7014 6938

Resident of: Vijayawada

In the presence of witnesses:

Loan Settlement Agreement

- 1. _____ (Name & Signature)
- 2. _____ (Name & Signature)