

MEMORANDUM OF UNDERSTANDING FOR DEVELOPMENT

THIS MEMORANDUM OF UNDERSTANDING is made and executed on this the 11th Day of December Two Thousand Twenty-Five (11-12-2025) at Chikkaballapura:

BY:

Mr. H.V. VIJAYA RAGHAVAN

Aged about 72 years,
Son of Late. H V Reddy,
Residing at Vijay Empire,
Flat No.15, Mantri Altius Apartment,
14th Floor, Cubbon Road, Shivajinagar,
Bengaluru North, Bengaluru-560 001.

PAN: AAJPV5506H

Aadhaar No.9334 1376 4227

Hereinafter referred to as the **FIRST PARTY** (which term shall, wherever the context so admits, be deemed to include his heirs, successors, executors, administrators, legal representatives, assigns or any one claiming through or under him) of the ONE PART.

AND:

1. Mr. Muralidhara Honnur Channakeshava Rao

Aged about 56 years,
Son of Mr. Channakeshava Rao,
Residing at Flat A3-1702, Uniworld City,
Sector 30, Gurgaon,
Haryana-122001

PAN: AIGPM6403P

Aadhar Card No. 9538 6329 9575

2. Ms. Veena Beleyur

Aged about 52 years,
C/O Mr. Muralidhara Honnur Channakeshava Rao,
Residing at Flat A3-1702, Uniworld City,
Sector 30, Gurgaon,
Haryana-122001

PAN: AGWPB9189P

Aadhar Card No. 5176 1914 2157

Hereinafter referred to as the **SECOND PARTY** (which term shall, wherever the context so admits, be deemed to include his heirs, successors, executors, administrators, legal representatives, assigns or any one claiming through or under him) of the OTHER PART.

WHEREAS, the First Party is the absolute owner of the property bearing Sy.No.23/1, measuring 01 acre 38.08 guntas **and** in respect of Sy.No.23/2, measuring 39.04 guntas **and** in respect of Sy.No.23/3, measuring 20 guntas **and** in respect of Sy.No.23/4, measuring 19.04 guntas, situated at Benneparthi Village, Kasaba Hobli, Gudibande Taluk, Chikkaballapura District (Hereinafter Referred to the **Schedule "A" Property**);

AND WHEREAS, the Second Party purchased the Portion of immovable agricultural dry land measuring 0-7-12 guntas in 11 E Sketch No. **28031125293691001** (out of 39.04 Guntas), in Sy.No.23/2, Old Sy. No.23/4 of Benneparthi Village, Kasaba Hobli, Gudibande Taluk, Chikkaballapura District, and Karnataka State, through a registered Sale Deed dated 05-12-2025. (Hereinafter Referred to the **Schedule "B" Property**);

AND WHEREAS, the Second Party approached the First Party with a proposal to develop the Schedule "B" Property, and the First Party, after considering the proposal, has agreed to develop the said property in accordance with the terms and conditions mutually agreed upon and set forth herein,

**NOW THIS MEMORANDUM OF UNDERSTANDING WITNESSETH AS
FOLLOWS:**

1. In consideration of Develop the Schedule "B" Property, the Second Party has agreed to pay an amount of **Rs.11,90,562/- (Rupees Eleven Lakh Ninety Thousand Five Hundred and Sixty Two Only)**. and First Party has received an amount of **Rs.11,90,562/- (Rupees Eleven Lakh Ninety Thousand Five Hundred and Sixty Two Only)** from the Second Party by way of Cheque bearing No....., dated - 12-2025.
2. The First Party has agreed to develop and provide following amenities on the Schedule "B" Property:-
 - (i) **ACCESSIBILITY AND ROAD:-** To ensure unhindered access and connectivity, it is imperative to develop the connecting road to State High Way 94, leading to the Schedule "B" Property, with a high-quality road, free from any obstructions, and in accordance with the applicable standards and regulations, to facilitate smooth and efficient vehicular movement, thereby enhancing the overall accessibility and usability of the Schedule "B" Property;
 - (ii) **ROADSIDE GARDENS:** The First Party shall be responsible for the development, upkeep, and maintenance of the roadside gardens, ensuring they remain aesthetically pleasing, well-manicured, and safe for pedestrians, and shall undertake regular maintenance activities, including but not limited to, landscaping, pruning, watering, and replacement of plants, as necessary, at his own cost;

- (iii) **WATER SUPPLY:-** The First Party shall ensure a continuous and uninterrupted supply of water throughout the year, and shall be responsible for maintaining the necessary infrastructure and arrangements to provide an adequate and consistent water supply to the Property;
- (iv) **ELECTRICITY CONNECTIONS:-** The First Party shall arrange and provide electricity connections to the property, including the installation of necessary infrastructure such as transformers, meters, and distribution lines;
- (v) **UNDERGROUND DRAINAGE:-** The First Party shall develop and install an underground drainage system for the property, including but not limited to, sewerage pipes, manholes, and treatment facilities, as per applicable standards and regulations, ensuring efficient and safe disposal of sewage;
- (vi) **RAINFALL HARVESTING:-** The First Party shall design, construct, and install a rainwater harvesting system, including but not limited to, rooftop collection, storage tanks, and recharge structures, to conserve and recharge groundwater;
- (vii) **STREET LIGHT:-** The First Party shall install, operate, and maintain street lighting infrastructure, including but not limited to, poles, lamps, and electrical connections, ensuring adequate illumination of roads, pathways, and common areas,
- (viii) **OVERHEAD TANK:-** The First Party shall construct, install, and maintain an overhead water tank, including but not limited to, the tank structure, pumping system, and distribution network, to ensure a reliable and pressurized water supply to the property;

- (ix) **FREE ACCESS TO CLUB HOUSE IN HABBA DATES VILLA:** The First Party shall ensure that the Second Party or residents of the property has unhindered and complimentary access to the club house facilities located within the Habba Dates Villa, which is owned by the First Party, including but not limited to, the use of amenities such as swimming pool, gym, and other recreational facilities
- (x) **FREE ACCESS TO DAM SIDE JOSEPH'S PARADISE:** The First Party shall ensure that the Second Party or residents of the property have unhindered and complimentary access to Joseph's Paradise of 150 x 150 feet dimension where the First Party is in Possession of vacant land and access is permitted to other side of gazebo also, a dam-side recreational area, including but not limited to, walking trails, gardens, and other amenities;
- (xi) **DISCOUNT FOR HABBA DATES VILLA:** The First Party shall offer a 50% discount on the prevailing tariff for accommodation in Habba Dates Villa to the Second Party, for stays booked by him/them;
- (xii) **ALL THE AMENITIES AND ACTIVITIES IN HABBA DATES VILLA CAN BE UTILIZED AT THE FREE OF COST:** - The First Party shall ensure that all amenities and activities within Habba Dates Villa, including but not limited to, recreational facilities, sports facilities, cultural events, and social activities, shall be made available to the Second Party or his residents free of charges.
- (xiii) The First Party hereby undertakes to sell, upon request by the Second Party, the dates grown in the Schedule 'B' Property on agreed terms time to time.

(xiv) The First Party shall be responsible for the maintenance, care, and upkeep of the Dates Plants, and the Second Party shall bear and pay all costs and expenses incurred by the First Party in this regard.

(xv) The First Party shall have all rights and free to act independently with respect to all the other freehold property which is held by First Party.

SCHEDULE "A" PROPERTY

Sy.No.23/1, measuring 01 acre 38.08 guntas **and** in respect of Sy.No.23/2, measuring 39.04 guntas **and** in respect of Sy.No.23/3, measuring 20 guntas **and** in respect of Sy.No.23/4, measuring 19.04 guntas, situated at Benneparthi Village, Kasaba Hobli, Gudibande Taluk, Chikkaballapura District.

SCHEDULE "B" PROPERTY

All the piece and parcel of immovable agricultural dry land measuring **0-7-12** guntas in 11 E Sketch No. **28031125293691001** (out of 39.04 Guntas), in Sy.No.23/2, Old Sy. No.23/4 of Benneparthi Village, Kasaba Hobli, Gudibande Taluk, Chikkaballapura District, and Karnataka State and bounded on the:

East by : La Hi. 3;

West by : Road Connecting to SH-94 and Block 1;

North by : La Hi. 3;

South by : La Hi. 4;

IN WITNESS WHEREOF, both the parties have affixed their signatures to this **MEMORANDUM OF UNDERSTANDING** on the day, month and year as mentioned above, at Bangalore.

<u>WITNESSES::</u>	Mr. H.V. VIJAYA RAGHAVAN (FIRST PARTY)
	Mr. Muralidhara Honnur Channakeshava Rao & Ms. Veena Beleyur (SECOND PARTY)