



తెలంగాణ తేలంగానా TELANGANA

*[Signature]* E 694312

S.No. 7890 Date: 14-06-2016

**K.SATISH KUMAR**  
LICENSED STAMP VENDOR  
LIC No.16-05-059/2012,  
R.No.16-05-029/2015  
Plot No.227, Opp.Back Gate  
of City Civil Court,  
West Marredpally, Sec'bad.  
Mobile: 9849355156

Sold to: PAVAN KUMAR

S/o. ANJANEYULU

For Whom: VISTA HOMES

### LOAN AGREEMENT

This agreement is made and executed on this the 5<sup>th</sup> day of August 2016 by and between:

1. Mrs. Varala Sunitha, wife of Mr. Varala Venkat Rao aged 34 years and
2. Mr. Varala Venkat Rao, son of Mr. V. Manik Rao aged 38 years, both residing at H.no: 9-3-405, Rezimental Bazar, Secunderabad - 500025. (hereinafter referred to as the Purchaser)

And

M/s. Vista Homes, a registered partnership firm having its office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500 003, represented by its Managing Partner Mr. Soham Modi. S/o Shri Satish Modi aged about 43 years. (hereinafter referred to as Builder)

The term Purchaser and Builder herein used shall wherever the context so admit mean and include their respective heirs, executors, successors, legal representatives, administrators, nominees, assignees etc.

*[Signature]*

*[Signature]*

For VISTA HOMES  
*[Signature]*  
Partner

- A. WHEREAS the Purchaser has booked Semi-deluxe Flat No. 003 on the ground floor, in block no. 'I' in the project known as 'Vista Homes' at Survey Nos. 193, 194 & 195, situated at Kapra village, Keesara Mandal, Ranga Reddy District., vide booking form bearing no. 1044 dated 01.12.2012 from the Builder.
- B. WHEREAS in pursuance of the said booking the Purchaser has executed an Agreement of sale dated 13.06.2013.
- C. Whereas the total liability of the purchaser to the Builder towards sale consideration, stamp duty, registration charges, VAT, service tax, interest on delayed payments and charges for additions and alterations is Rs. 21,21,221/-. Out of the said amount the Purchaser has paid an amount of Rs. 18,36,221/- to the Builder and an amount of Rs. 2,85,000/- is still due to be paid by the Purchaser to the Builder. The Purchaser acknowledges that the said amount is due to the Builder.
- D. The purchaser has expressed his/her inability to pay the balance amount due and has requested the Builder to extend a loan of Rs. 2,85,000/- to the Purchaser. The Builder has agreed to extend a loan of Rs. 2,85,000/- to the Purchaser on the following terms and conditions.

NOW THIS AGREEMENT WITNESS AS FOLLOWS:

1. In pursuance of Rs. 2,85,000/- (Rupees Two Lakhs Eighty Five Thousand only) given by the Builder to the Purchaser and the Purchaser having acknowledged the receipt of the same, the Purchaser agrees to repay the Builder the loan along with interest calculated @ 9% per annum (compounded annually) within a period of 5 years from the date of this agreement.
2. The Purchaser has agreed to repay the Builder the loan along with interest in 60 (sixty) equated monthly installments (EMI) by way of post dated cheques drawn on HDFC bank, S. D. Road branch as per details given under.

Sl. No.	Cheque date	Cheque No.	Amount	Towards principle repayment (in Rs.)	Towards interest payment (in Rs.)
1	10-09-2016	000012	5,916	3,779	2,138
2	10-10-2016	000013	5,916	3,807	2,109
3	10-11-2016	000014	5,916	3,836	2,081
4	10-12-2016	000015	5,916	3,864	2,052
5	10-01-2017	000016	5,916	3,893	2,023
6	10-02-2017	000017	5,916	3,922	1,994
7	10-03-2017	000018	5,916	3,952	1,964
8	10-04-2017	000019	5,916	3,982	1,935
9	10-05-2017	000075	5,916	4,011	1,905
10	10-06-2017	000021	5,916	4,041	1,875
11	10-07-2017	000022	5,916	4,072	1,844
12	10-08-2017	000023	5,916	4,102	1,814
13	10-09-2017	000024	5,916	4,133	1,783
14	10-10-2017	000025	5,916	4,164	1,752
15	10-11-2017	000028	5,916	4,195	1,721
16	10-12-2017	000029	5,916	4,227	1,689
17	10-01-2018	000030	5,916	4,258	1,658
18	10-02-2018	000031	5,916	4,290	1,626
19	10-03-2018	000032	5,916	4,323	1,594
20	10-04-2018	000033	5,916	4,355	1,561
21	10-05-2018	000034	5,916	4,388	1,528
22	10-06-2018	000035	5,916	4,421	1,496
23	10-07-2018	000036	5,916	4,454	1,462
24	10-08-2018	000037	5,916	4,487	1,429

FOR VISTA HOMES.

25	10-09-2018	000038	5,916	4,521	1,395
26	10-10-2018	000039	5,916	4,555	1,361
27	10-11-2018	000040	5,916	4,589	1,327
28	10-12-2018	000041	5,916	4,623	1,293
29	10-01-2019	000042	5,916	4,658	1,258
30	10-02-2019	000043	5,916	4,693	1,223
31	10-03-2019	000044	5,916	4,728	1,188
32	10-04-2019	000045	5,916	4,764	1,153
33	10-05-2019	000046	5,916	4,799	1,117
34	10-06-2019	000048	5,916	4,835	1,081
35	10-07-2019	000049	5,916	4,872	1,045
36	10-08-2019	000050	5,916	4,908	1,008
37	10-09-2019	000051	5,916	4,945	971
38	10-10-2019	000052	5,916	4,982	934
39	10-11-2019	000053	5,916	5,019	897
40	10-12-2019	000054	5,916	5,057	859
41	10-01-2020	000055	5,916	5,095	821
42	10-02-2020	000056	5,916	5,133	783
43	10-03-2020	000057	5,916	5,172	745
44	10-04-2020	000058	5,916	5,210	706
45	10-05-2020	000059	5,916	5,249	667
46	10-06-2020	000060	5,916	5,289	627
47	10-07-2020	000061	5,916	5,329	588
48	10-08-2020	000062	5,916	5,368	548
49	10-09-2020	000063	5,916	5,409	507
50	10-10-2020	000064	5,916	5,449	467
51	10-11-2020	000065	5,916	5,490	426
52	10-12-2020	000066	5,916	5,531	385
53	10-01-2021	000067	5,916	5,573	343
54	10-02-2021	000068	5,916	5,615	301
55	10-03-2021	000069	5,916	5,657	259
56	10-04-2021	000070	5,916	5,699	217
57	10-05-2021	000071	5,916	5,742	174
58	10-06-2021	000072	5,916	5,785	131
59	10-07-2021	000076	5,916	5,828	88
60	10-08-2021	000074	5,916	5,872	44

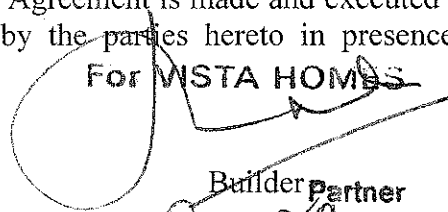
3. The Purchaser undertakes to honour the cheques as and when deposited by the Builder.
4. In case of default by the Purchaser in payment of the above installments, the builder shall be entitled to recover the balance due along with interest calculated at the rate of 18% per annum.


IN WITNESSES WHEREOF THIS Agreement is made and executed on this the 5<sup>th</sup> day of August 2016 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

Witness

- 1.
- 2.

For WSTA HOMES

  
Builder Partner

  
Purchaser

