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Date: 20 JUN 2023, 12:51 PM  
Purchased By:  
MAHENDAR  
S/o MALLESH  
R/o SECUNDERABAD  
For Whom  
MODI REALTY MALLAPUR LLP

K. SATISH KUMAR  
LICENSED STAMP VENDOR  
Lic. No. 16/05/059/2012  
Ren.No. 16/05/029/2021  
Plot No.227, Near C.C.Court,  
West Marredpally, Sec-Bad  
Ph 9849355156

### LOAN AGREEMENT

This agreement is made and executed on this the 30<sup>th</sup> day of Jun, 2023 by and between:

1. M/s. Shreyas Services, having its office at 1-11-138/1/A, Shamlal building, Begumpet, Hyderabad, Telangana – 500016 represented by its Managing Partner Mr. Giridhar Kodi, son of Mr. Sudershan Kodi aged about 47 years, (hereinafter referred to as the First Party).

And

2. M/s. Modi Realty Mallapur LLP, 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. Late Satish Modi, aged about 53 years (hereinafter referred to as the Second Party).

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

For MODI REALTY MALLAPUR LLP

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For SHREYAS SERVICES

Partner

- A. WHEREAS the First Party is in the business of providing housekeeping services to the Second Party and its associated businesses.
- B. Whereas the First Party has requested the Second Party to give a loan for purchase of housekeeping equipment, the details of which are given in the purchase order attached herein. The total value of housekeeping equipment is about Rs. 1,45,888/-.
- C. The First Party agrees to deploy the equipment for housekeeping services being provided at the housing project developed by M/s. Modi Realty Mallapur LLP., known as Gulmohar Residency, situated at Sy. No. 19, Mallapur, Hyderabad.
- D. The Second Party has agreed to give a loan of Rs. 1, 45,888/- to the First Party for a period of 28 months at an interest rate of 9.60% per annum.

NOW THIS AGREEMENT WITNESS AS FOLLOWS:

1. In pursuance of Rs. 1, 45,888/- (Rupees One lakh forty five thousand and eight hundred and eighty eight only) given by the Second Party to the First Party and the First Party having acknowledged the receipt of the same, the First Party agrees to repay the Second Party the loan along with interest calculated @ 9.60% per annum (compounded annually) within a period of 28 months from the date of this agreement.
2. The First Party has agreed to repay the Second Party the loan along with interest in 28 (Twenty-Eight) equated monthly installments (EMI) by way of postdated cheques drawn on Canara Bank, Begumpet branch as per details given under.

| Sl. No. | Cheque date | Cheque No. | Amount | Towards principle repayment (in Rs.) | Towards interest payment (in Rs.) |
|---------|-------------|------------|--------|--------------------------------------|-----------------------------------|
| 1.      | 5-08-2023   | 669163     | 5,836  | 4,669                                | 1,167                             |
| 2.      | 5-09-2023   | 669164     | 5,836  | 4,707                                | 1,130                             |
| 3.      | 5-10-2023   | 669165     | 5,836  | 4,744                                | 1,092                             |
| 4.      | 5-11-2023   | 669166     | 5,836  | 4,782                                | 1,054                             |
| 5.      | 5-12-2023   | 669167     | 5,836  | 4,820                                | 1,016                             |
| 6.      | 5-01-2024   | 669168     | 5,836  | 4,859                                | 977                               |
| 7.      | 5-02-2024   | 669169     | 5,836  | 4,898                                | 938                               |

For MODI REALTY MALLAPUR LLP

Partner

SHREYAS SERVICES  
Partner

|     |           |        |                 |                 |               |
|-----|-----------|--------|-----------------|-----------------|---------------|
| 8.  | 5-03-2024 | 669170 | 5,836           | 4,937           | 899           |
| 9.  | 5-04-2024 | 669171 | 5,836           | 4,977           | 860           |
| 10. | 5-05-2024 | 669172 | 5,836           | 5,016           | 820           |
| 11. | 5-06-2024 | 669173 | 5,836           | 5,057           | 780           |
| 12. | 5-07-2024 | 669174 | 5,836           | 5,097           | 739           |
| 13. | 5-08-2024 | 669175 | 5,836           | 5,138           | 699           |
| 14. | 5-09-2024 | 669176 | 5,836           | 5,179           | 658           |
| 15. | 5-10-2024 | 669177 | 5,836           | 5,220           | 616           |
| 16. | 5-11-2024 | 669178 | 5,836           | 5,262           | 574           |
| 17. | 5-12-2024 | 669179 | 5,836           | 5,304           | 532           |
| 18. | 5-01-2024 | 669180 | 5,836           | 5,347           | 490           |
| 19. | 5-02-2024 | 669181 | 5,836           | 5,389           | 447           |
| 20. | 5-03-2024 | 669182 | 5,836           | 5,432           | 404           |
| 21. | 5-04-2024 | 669183 | 5,836           | 5,476           | 360           |
| 22. | 5-05-2024 | 669184 | 5,836           | 5,520           | 317           |
| 23. | 5-06-2024 | 669185 | 5,836           | 5,564           | 272           |
| 24. | 5-07-2024 | 669186 | 5,836           | 5,608           | 228           |
| 25. | 5-08-2024 | 669187 | 5,836           | 5,653           | 183           |
| 26. | 5-09-2024 | 669188 | 5,836           | 5,698           | 138           |
| 27. | 5-10-2024 | 669189 | 5,836           | 5,744           | 92            |
| 28. | 5-11-2024 | 669190 | 5,836           | 5,790           | 46            |
|     |           |        | <b>1,63,417</b> | <b>1,45,888</b> | <b>17,529</b> |

3. The First Party undertakes to honor the cheques as and when deposited by the Second Party.
4. In case of default in payment of any instalment by the First Party, the Second Party shall be entitled to recover the balance outstanding loan within 15 days of such a default.
5. Till such time the loan is fully repaid the housekeeping machinery purchased through this loan shall remain hypothecated to the Second Party and in case of default in payment of instalments, the Second Party shall be entitled to sell the machinery and recover the balance due.

6. In case the First Party honors its commitment to pay monthly instalments without any default, the Second Party agrees to waive off the last 3 monthly instalments for repayment of the loan.

IN WITNESSES WHEREOF THIS Agreement is made and executed on this the 30<sup>th</sup> day of June'2023 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

For SHREYAS SERVICES  
First Party:   
Partner

For MODI REALTY MALLAPUR LLP  
Second Party:   
Partner

Witness no. 1:   


Witness no 2:  
Bhany Kishore.

