



తెలంగాణ తెలంగాణ TELANGANA

BA 917818

Date: 08 JUN 2023, 05:55 PM

Purchased By:

RAMESH

S/o LATE NARSING RAO

R/o HYD

For Whom

MEHTA & MODI REALTY KOWKUR LLP

KODALI RADHIKA
LICENSED STAMP VENDOR
Lic. No. 16/7/2015
Ren.No. 03/01/2022
G-6, KUBERA TOWERS,
NARAYANGUDA,
HYDERABAD
Ph 9440090826

LOAN AGREEMENT

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

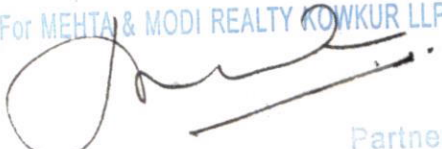
1. M/s. Shreyas Services, having its office at 1-11-138/1/A, Shamlal building, Begumpet, Hyderabad, Telangana – 500016 represented by its Managing Partner Mr. Giridhar Kodi, son of Mr. Sudershan Kodi aged about 47 years, (hereinafter referred to as the First Party).

And

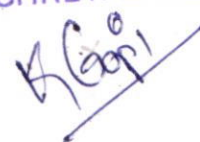
2. M/s. Mehta & Modi Realty Kowkur LLP, having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Mr. Soham Modi, S/o. Late Satish Modi, aged about 53 years (hereinafter referred to as the Second Party).

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 MEHTA & MODI REALTY KOWKUR LLP


Partner

For SHREYAS SERVICES

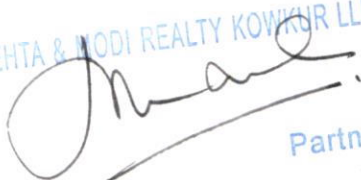

Partner

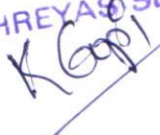
- A. WHEREAS the First Party is in the business of providing housekeeping services to the Second Party and its associated businesses.
- B. Whereas the First Party has requested the Second Party to give a loan for purchase of housekeeping equipment, the details of which are given in the purchase order attached herein. The total value of housekeeping equipment is about Rs. 1,53,504/-.
- C. The First Party agrees to deploy the equipment for housekeeping services being provided at the housing project developed by M/s. Mehta & Modi Realty Kowkur LLP., known as Gulmohar Heights, situated at Sy.No. 196, Kowkur, Bollaram, Secunderabad - 500 010.
- D. The Second Party has agreed to give a loan of Rs. 1,53,504/- 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. 1,53,504/- (Rupees One lakh fifty three thousand and five hundred and four 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.	15-08-2023	669191	6,220	4,992	1,228
2.	15-09-2023	669192	6,220	5,032	1,188
3.	15-10-2023	669193	6,220	5,073	1,148
4.	15-11-2023	669194	6,220	5,113	1,107
5.	15-12-2023	669195	6,220	5,154	1,066
6.	15-01-2024	669196	6,220	5,195	1,025

For MEHTA & MODI REALTY KOWKUR LLP

 Partner

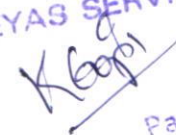
For SHREYAS SERVICES

 Partner

7.	15-02-2024	669197	6,220	5,237	984
8.	15-03-2024	669198	6,220	5,279	942
9.	15-04-2024	669199	6,220	5,321	899
10.	15-05-2024	669200	6,220	5,364	857
11.	15-06-2024	669201	6,220	5,407	814
12.	15-07-2024	669202	6,220	5,450	771
13.	15-08-2024	669203	6,220	5,493	727
14.	15-09-2024	669204	6,220	5,537	683
15.	15-10-2024	669205	6,220	5,582	639
16.	15-11-2024	669206	6,220	5,626	594
17.	15-12-2024	669207	6,220	5,671	549
18.	15-01-2024	669208	6,220	5,717	504
19.	15-02-2024	669209	6,220	5,762	458
20.	15-03-2024	669210	6,220	5,808	412
21.	15-04-2024	669211	6,220	5,855	366
22.	15-05-2024	669212	6,220	5,902	319
23.	15-06-2024	669213	6,220	5,949	271
24.	15-07-2024	669214	6,220	5,997	224
25.	15-08-2024	669215	6,220	6,045	176
26.	15-09-2024	669216	6,220	6,093	128
27.	15-10-2024	669217	6,220	6,142	79
28.	15-11-2024	669218	3,738	3,709	30
			1,71,691	1,53,504	18,187

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.

For MEHTA & MODI REALTY KOLKUR LLP

 Partner

For SHREYAS SERVICES

 Partner

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 30th day of June'2023 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

For SHREYA'S SERVICES
First Party: 

Partner

For MEHTA & MODI REALTY KOWKUR LLP
Second Party: 
Partner

Witness no. 1:



Witness no 2:


Bhanu Kishore