



తెలంగాణ తెలంగాణ TELANGANA

Tran Id: 240807143152022229  
Date: 07 AUG 2024, 02:37 PM  
Purchased By:  
RAMESH  
S/o LATE NARSING RAO  
R/o HYD  
For Whom  
N SQUARE LIFE SCIENCES LLP

K GIRIDHARU  
BF 876451  
LICENSED STAMP  
VENDOR  
Lic. No. 30/1998  
Ren.No. 18/2022  
Amberpet, Hyderabad  
Ph 8978716779

### LOAN AGREEMENT

This agreement is made and executed on this the 10<sup>th</sup> day of Sep' 2025 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 49 years, (hereinafter referred to as the First Party).

And

2. M/s. N Square Life Sciences 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 55 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.

SHREYAS SERVICES

Authorised Signatory

G. Kodi

For N Square Lifesciences LLP

Managing 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. 1,65,598/-.
- C. The First Party agrees to deploy the equipment for housekeeping services being provided at the commercial building known as Greens Tower, Begumpet, Hyd.
- D. The Second Party has agreed to give a loan of Rs. 1,65,598/- 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. 1,65,598/- (Rupees One lakh sixty five thousand and five hundred and ninty 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.

SHREYAS SERVICES  
HGP  
Authorised Signatory

For N Square Lifesciences LLP  
Managing Partner



Sl. No.	Cheque date	Cheque No.	Amount	Towards principle repayment (in Rs.)	Towards interest payment (in Rs.)
1.	10-12-2025		6624.84	5300.06	1324.78
2.	10-01-2026		6624.84	5342.46	1282.38
3.	10-02-2026		6624.84	5385.2	1239.64
4.	10-03-2026		6624.84	5428.28	1196.56
5.	10-04-2026		6624.84	5471.7	1153.14
6.	10-05-2026		6624.84	5515.48	1109.36
7.	10-06-2026		6624.84	5559.6	1065.24
8.	10-07-2026		6624.84	5604.08	1020.76
9.	10-08-2026		6624.84	5648.91	975.93
10.	10-09-2026		6624.84	5694.1	930.74
11.	10-10-2026		6624.84	5739.65	885.19
12.	10-11-2026		6624.84	5785.57	839.27
13.	10-12-2026		6624.84	5831.86	792.98
14.	10-01-2027		6624.84	5878.51	746.33
15.	10-02-2027		6624.84	5925.54	699.3
16.	10-03-2027		6624.84	5972.94	651.9
17.	10-04-2027		6624.84	6020.73	604.11
18.	10-05-2027		6624.84	6068.89	555.95
19.	10-06-2027		6624.84	6117.44	507.4
20.	10-07-2027		6624.84	6166.38	458.46
21.	10-08-2027		6624.84	6215.72	409.12
22.	10-09-2027		6624.84	6265.44	359.4
23.	10-10-2027		6624.84	6315.56	309.28
24.	10-11-2027		6624.84	6366.09	258.75
25.	10-12-2027		6624.84	6417.02	207.82
26.	10-01-2028		6624.84	6468.35	156.49
27.	10-02-2028		6624.84	6520.1	104.74
28.	10-03-2028		6624.92	6572.34	52.58
			1,85,496	1,65,598	19897.6

3. The First Party undertakes to honor the cheques as and when deposited by the Second Party.

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**SHREYAS SERVICES**  
  
**Authorised Signatory**

**For N-Square Lifesciences LLP**  
  
**Managing Partner**

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 \_\_\_ day of June'2025 at Secunderabad by the parties hereto in presence of the witnesses mentioned below:

First Party:  **SHREYAS SERVICES**  
**Authorised Signatory**

Second Party:  **For N Square Lifesciences LLP**  
**Managing Partner**

Witness no. 1: 

Witness no 2: 

# Purchase Order

Original

From Company:	N Square Life Sciences LLP - TG 5-4-187/3&4, IInd FloorSoham MansionM.G. Road Secunderabad,Telangana,500003 GSTNO:36AASFN8997M1ZV	Delivery Location: Greens Tower - NSQ Opp: Hyderabad Public School Begumpet Hyderabad. Hyderabad,Telangana,500016 -,04066335551
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Supplier Details													
Roots Multiclean Ltd SF No. 237 A2 to 243 3, Kovilpalayam to Negamam Road, Tamilnadu, 642120 GSTIN:33AABCR0315F1Z3 Mr. Muneer, 0429259308 muneer@rootsemail.com						PO No		20250724021		Quote No		RMCL/HYD/2025-26/511375	
						PO Date		24 Jul 2025		Quote Date		13 Jun 2025	
						Supply Type		Purchase Order		Requisition Num		20250724011	
SNo.	Item Name	Qty	Rate	Dis%	Taxable Amount	GST%						Amount	
						IGST%	CGST%	SGST%	IGST AMT	CGST AMT	SGST AMT		
1	TOOL9698-Tools-Road cleaning machine-Manual-Roots-559210005-00-Misc-Nos.	1.00	26,057.00	20%	26,057	18.00%	0%	0%	4,690	0	0	24,598	
2	TOOL6292-Tools-Sweeper Mopper-Electrical-Root E430-Misc-Nos	1.00	1,19,491.85	0%	1,19,492	18.00%	0%	0%	21,509	0	0	1,41,000	
Addl Spec	Model 559350017-00 Roots Scrub E4545, Brush Group 450.												
Total Amount ...									26,199	0	0	1,65,598	
Rupees in words : One Lakh Sixty Five Thousands Five Hundred And Ninety Eight Only.													

## Terms and Conditions:-

Additional Specifications	Brand Roots Multi clean.
Tax :	Inclusive of GST and other taxes.
Delivery Date :	Within 5 days of PO

## Purchase Order

Original

Delivery Location : As given above.  
Transport: By Vendor included in the above prices.  
Advance Paid : Rs. 1,65,598/- by RTGS/NEFT.  
Payment Terms : 100% Advance payment.  
Other Terms: We reserve the rights to reject the items if not as per the specifications.

### Notes:

1. This is a digitally generated order and no signature is required.
2. In case the vendor is unable to accept the order and supply the material, they must intimate the same by email to [purchase@modiproperties.com](mailto:purchase@modiproperties.com).
3. Vendors must obtain acknowledgment from site as proof of delivery (POD) on relevant document like DC, e-way bill, packing list, etc.
4. Vendor must send original invoices to our head office (HO) on the address mentioned above. Do not send the original invoices to sites or purchase division office. An acknowledgment on a copy of the invoice will be provided upon request at our HO.
5. We reserve the right to cancel this PO and seek refund of the advance paid in case of delay in delivery or items delivered are not as per specifications, including delivery of defective material.
6. Payment against delivery /installation shall only be made after receipt of original signed invoice at HO.