

B.SUDHIR BABU

B.A., LL.B

ADVOCATE



Mobile : ~~9948732689~~ 9948732689

Office/Resi : 040-84189325

H.No.1-10-10,
KUSHAIGUDA Main Road,
Hyderabad - 500 082.

Ref :

Date :

22.10.2008

Regd Post with Ack Due

LEGAL NOTICE

To

1. MS Hetal K. Parikh,
D/o. Mr. Krishna Kanth S. Parikh,
Aged about 24 years.
#1-10-98/6,
Dwarakadas Co-Operative Society,
Begumpet, Hyderabad-16.

2. Mr. Pravesh B. Parikh
S/o. Mr. Bharat S. Parikh
Aged about 29 years.
#1-10-98/4/1, 1st Floor,
Dwarakadas Co-Operative Society,
Begumpet, Hyderabad - 500 016.

3. Mr. Plyush J. Parikh
S/o. Late Jagdish S. Parikh
Aged about 26 years.
1-10-98/41, 2nd Floor,
Dwarakadas Co-operative Society,
Begumpet, Hyderabad - 500 016.

4. Mr. Prabhakar Reddy
S/o. Mr. K. Padma Reddy
(O) 5-4-187/3 & 4, III floor,
Soham Mansion, M.G.Road,
Secunderabad - 500 003.

Under the instruction of my client V. Narender S/o. Yadaiah aged about 42 years, Occ: Govt. Employee R/o. H.No. 2-2-12, Charlapally, Hyderabad - 501 301.

Contd..2..

N. Narender

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I am issuing you the following Legal Notice, you have executed that on 01.03.2006 in to an Agreement of Sale to purchase the patta land of my client bearing Sy. No. 44 & 45 admeasuring 33 Guntas situated at Charlapally Village, Ghatkesar Mandal, R.R.District for a total sale consideration of Rs. 29,70,000/- (Twenty Nine lakhs seventy thousand only) by paying an advance amount of Rs. 1,00,000/- (Rupees one lakh only).

That on 25.05.2006, you have obtained registered Sale Deed bearing document No. 7876/2006 dated 25.05.2006 registered in the office of the Sub-Registrar, Uppal, R.R.District by paying in all sum of Rs. 15,85,000/- (Rupees fifteen lakhs eighty five thousand only) Out of the agreed total sale consideration of Rs. 29,70,000/- (Rupees twenty nine lakhs seventy thousand only) leaving a balance of Rs. 13,85,000/- (Rupees thirteen lakhs eighty five thousand only) to be paid by you to my client towards the sale consideration of the land purchased by you from my client.

That my client trusted you and executed the sale deed in favour of you believing your assurances in paying the balance sale consideration to my client.

That after obtaining sale deed for 33 guntas in Survey No. 44 & 45 of charlapally village, Ghatkesar Mandal, R.R.District you have been avoiding my client whenever he came to you and requesting you to pay the balance amount of Rs. 13,85,000/- (Rupees thirteen lakhs eighty five thousand only) to my client.


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That you have obtained the sale deed leaving a balance sale consideration of Rs. 13,85,000/- (Rupees thirteen lakhs eighty five thousand only) to my client, which is breach of contract as such your sale deed is a void document and has no legal sanctity.

That in the above circumstances I therefore, call upon you to pay to my client the balance sale consideration amount of Rs. 13,85,000/- (Rupees thirteen lakhs eighty five thousand only) within fifteen days from the date receipt of the legal notice failing which my client shall be constrained to approach the appropriate court of law for cancellation of the registered Sale Deed bearing document No. 7876/2006 Date 25.05.2006 registered in the office of the Sub-Registrar Office, Uppal Mandal, R.R.District for which cost and consequences thereon, you shall be jointly and severally be held responsible.


SUDHIR BABU
(Advocate)