

## C. BALAGOPAL

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Advocates

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*Recd Post Ack. due*

April 2, 2009

To

Smt. A. Susheela  
304, Mahalakshmi Towers,  
Shivbagh,  
Ameerpet,  
Hyderabad.

Under instructions from our client M/s. Mehta and Modi Homes, having their head office at 5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad, represented by its Managing Partner Shri Soham Modi S/o Shri Satish Modi, we have to address you as follows:

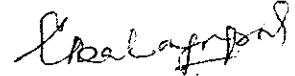
1. Our client is a builder and developer and they have developed one such project under the name and style of "Silver Oak" Bungalows, situated at Survey No. 291, Cherlapalli, Hyderabad - 500 051.
2. You had approached our client for purchase of two Bungalows bearing Nos. 228 in the above Venture and accordingly a Booking Form was signed by you on 28<sup>th</sup> November, 2006 and it was agreed for a total sale consideration of Rs. 70,42,076/- towards the cost of the plot of land and construction charges for the Bungalow. The above cost includes charges like registration, stamp duty and other expenses. Accordingly, you have made an aggregate payment of Rs. 56,21,600/- and a balance amount of Rs. 14,20,476/- was due from you towards a part payment of the balance, you have issued a cheque bearing No. 827455 dated 8.11.2008 for Rs. 7,88,000/- drawn on Andhra Bank, Sultan Bazar Branch, Hyderabad.
3. Our client presented the said cheque through their Banker HDFC Bank Ltd, Secunderabad Branch for encashment. But to their utter shock and surprise, the said cheque has been returned with an endorsement "Insufficient Funds" vide Banker's Memo dated 25.3.2009. Our client informed you about the dishonour of cheque and you promised to pay the amount covered under the said cheque within a couple of days but you have failed keep up your promise.
4. You are very well aware that dishonour of cheque for the reason of "Insufficient Funds" is an offence punishable U/s 138 of Negotiable Instruments Act and also amounts to cheating punishable U/s 420 of I.P.C. You have issued the cheque with dishonest intention to cause wrongful loss to our client by not maintaining sufficient funds in your account. Thus, committed an offence punishable U/s 138 of Negotiable Instruments Act and U/s 420 of I.P.C. and you are liable for punishment according to Law.

Contd.2...



We hereby call upon you to make the payment of Rs. 7,88,000/- (Rupees Seven lakhs eighty eight thousand only) to our client towards the cheque amount within 15 days from the date of receipt of this legal notice, failing which, our client will be constrained to proceed against you legally for the offences committed both Civil and Criminal including initiation of criminal prosecution under Section 138 of N.I. Act and U/s 420 of I.P.C. for recovery of the above said money and in that case you will be held responsible for all the costs and consequences arising there from.

A sum of Rs.5000/- is payable by you towards the cost of this legal notice.



**(C.BALAGOPAL)**  
**ADVOCATE**