

BY REGD. POST ACK. DUE

Date: 19.02.2007

To
Summit Builders,
5-4-187/3 & 4, III Floor,
M.G. Road
Secunderabad - 500 003.

Sir,

I am concerned for my client Sri Vinay Agarwal R/o Flat No. 403, Susheel Residency, Opp. CDR Hospital, Hyderguda, Hyderabad, and have instructions to issue the following notice.

That you agreed to sell to my client, Flat No.401, admeasuring 725 Sq. feet, together wit undivided share of land admeasuring 36.25 Sq. yards, in your venture "Silver Oak Apartments" in Survey No. 290, Cherlapally, Ranga Reddy, for a total sale consideration of Rs. 5,40,525/- including amenities charges, two wheeler parking charges and Water & Electricity charges.

That my client paid the advance amount and part of sale consideration amounting to Rs. 1,00,000/-, to you, as under:

Date	Cheque No	Drawn on	Amount
08.09.2005	123098	HDFC Bank, Himayatnagar branch	10,000/-
03.03.2006	619352	HDFC Bank, Himayatnagar branch	15,000/-
11.07.2006	691784	HDFC Bank, Himayatnagar branch	75,000/-

Subsequently my client received a cancellation notice dated 09.06.2006, informing my client that the agreement is cancelled. Subsequently the terms were negotiated and my client paid the above stated third item i.e., a sum of Rs. 75,000/- to you through cheque No. 691784, dated 11.07.2006 drawn on HDFC Bank Himayatnagar. It was agreed that on receiving the information as to completion of the flat, my client shall arrange for the balance payment and get the sale deed registered.

That my client neither received any kind of information nor any demand for the balance amount. When my client approached you for registration of the sale deed of the above said flat, you started evading the matter and avoiding the completion of transaction with malafide intentions of making wrongful gains since the prizes of real estate have been increased, by depriving my client, who is entitled to get the sale deed registered in his favour, by paying the balance amount of sale consideration.

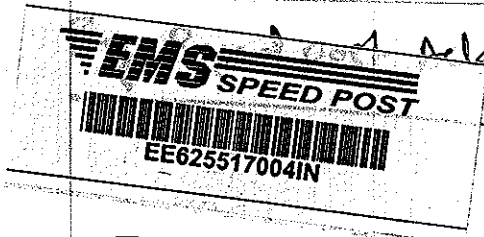
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That my client is and has been always ready and willing to get the transaction completed, but for your evasive attitude, the sale transaction could not be completed. That my client is ready with the balance of sale consideration to get the sale deed registered.

Therefore I hereby call upon you to execute and register the sale deed in respect of above said Flat No.401, admeasuring 725 Sq. feet, together with undivided share of land admeasuring 36.25 Sq. yards, in your venture "Silver Oak Apartments" in Survey No. 290, Cherlapally, Ranga Reddy by receiving the balance amount of sale consideration, at the time of registration of sale deed, on any day, within 15 days from the date of receipt of this notice, after informing my client, or in the alternate on 01.03.2007, at the concerned registration office, by receiving the balance of sale consideration, failing which my client shall be constrained to file suit for specific performance of the agreement to sell the above stated flat, holding you responsible for the costs and consequences arising therefrom.

Also pay a sum of Rs. 1000/- to my client towards the charges of this notice.

GOVIND PRAKASH BHANGDIA,
ADVOCATE



To,
SUMMIT BUILDERS
S-4-187/3 & 4
11th Floor
M.G. Road
SECUNDERABAD - 500003

If undelivered please return to :

Govind Prakash Bhangdia

B.Com. LL.B.

ADVOCATE

Office : 15-8-508/8, Motilal Building,
Feelkhana, Hyderabad - 500 012.