

C.BALAGOPAL
C.V.CHANDRAMOULI
ADVOCATES

#103, Suresh Harivillu Apt
Road No.12, West Marredpally
Secunderabad-500026.

Registered Post Ack/Due

Date: 13th July 2021

To
Kusum Kumari D/o Ramsurat Mistri
Ravindra Sharma S/o Madan Mohan Sharma
Both are R/o:
Bungalow No.346, Silver Oak Bungalow Phase-3,
Cherlapally Hyderabad -500051. Telangana

We are issuing this notice on behalf of our Client Silver Oak Villas Rep by its Managing Partner Mr.Soham Modi having its registered office at 5-4-187/3&4, Soham Mansion, IInd Floor, M.G.Road, Secunderabad, we hereby issue you the following notice.

1. Our client is in the business of construction of residential flats and Villas. Our client has developed one such venture known as Silver Oak Villas situated at Sy.No.294, Cherlapally Hyderabad consisting of 95 Villas.
2. Our client states that you have approached our client for purchase of Villa No.93, area 161 Sq yards, in the above venture along with a Villa to be constructed on the said plot, you had entered in to a sale deed and also agreement of construction for carrying out the construction of the Villa in the above said plot by our client for a total consideration of Rs.57,00,000/- plus other charges like stamp duty & registration charges of Rs.9,594, service tax/GST of Rs.5,13,000/-, Maintenance Charges from May-2021 to June-2021 is Rs.6,120/-, Membership fee of Rs.50/-, Manjeera Water connection charges of Rs.12,500/-, and corpus fund of Rs.30,000 shall be paid to the Association. Apart from it you have also requested to our client for the extra work (additions and alterations) to your villa (copy enclosed) and the same is taken up

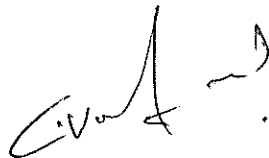
and completed by our client. The cost for extra work is Rs.72,196 (including 18% Gst).

3. Our client further states that in the booking form dated 04-05-2018 our client has spelt out the schedule of the payments to be made by you on various dates which was also signed by you agreeing for the terms and conditions and you have failed to make the payment within the prescribed time. As a result you are liable to pay an interest on delay payments which amounts to Rs.2,88,125/- as on 08-07-2021 (Copy of Statement enclosed).
4. Therefore a total amount of Rs.66,31,585/- was payable by you to our client. Out of which You have paid a total amount of Rs.62,22,594/- to our client as per the details given below. You are still due an amount of Rs.4,08,991 to our client.

Sl.No	Date	Cheque No's	Amount
1.	16-5-2018.	100858	25000/-
2.	21-05-2018	100859	2,00,000/-
3.	07-08-2018	IMPS	1/-
4.	07-08-2018	IMPS	1,00,000/-
5.	07-08-2018	IMPS	1,40,000/-
6.	07-08-2018	IMPS	1,50,000/-
7.	07-08-2018	IMPS	1,64,999/-
8.	05-12-2018	Transfer	29,52,000/-
9.	14-10-2019	NEFT	8,84,000/-
10.	23-02-2021	Transfer	2,20,000/-
11.	23-02-2021	Transfer	2,00,000/-
12.	24-03-2021	Online	1,00,000/-
13.	24-03-2021	Online	2,00,000/-
14.	25-03-2021	Online	50,000/-
15.	25-03-2021	Online	62,594/-
16.	25-03-2021	Online	60,000/-
17.	25-03-2021	Online	50,000/-
18.	08-05-2021	Online	6,64,000/-

5. Our client has carried out their part of the contract i.e, the construction of Villa and informed you vide its letter dated 25-01-2021. The only minor works are pending the same can be completed in a week's time. Our client is ready to handover the Villa as soon as you settle the dues at the earliest.
6. Our client informs us that you had sent a mail dated 11-5-2021 and 18-5-2021 refusing to make the payments. Even after several calls and repeated reminder letters through post you are failed to make the payment. However you are now refusing to pay the balance amount of Rs.4,08,991/-to our client.

Therefore on behalf of our client we hereby call upon you to pay the outstanding amount of Rs.4,08,991/- to our client Within 10 days from the receipt of this notice, failing which our client will initiate appropriate legal proceedings against you for recovery of the amount along with interest, holding you liable for all costs and consequences arising thereof and also to pay Rs.20,000/- towards the cost of this notice.


C.BALAGOPAL
Advocate

Enclosure:

1. Request form for addition and alterations of work.
2. Calculation statement for delay in payments.
3. Excel Statement as on 08-07-2021.

