

FROM THE OFFICE OF A.KRISHNA MRUNALINI;ADVOCATE
SATHUPALLY AND NSVLN YASHWANTH, ADVOCATE; HYDERABAD

TO,

1.M/S VISTA HOMES, 5-4-187/3&4, 2nd Floor, Soham Mansion, M.G.Road, Secunderabad, 500003, Rep.By It's Partners;

1.M/S Summit Sales LLP(Formerly known as M/S Summit Housing Pvt. Ltd) Rep. by Authorized Signatory Soham Modi S/O Late Satish Modi Aged about 50 years Occ; Business R/O Plot No.280, Road No.25, Jubilee Hills, Hyderabad and

2. Bhavesh V. Mehta S/O Late Vasanth U. Mehta Aged about 49 years Occ; Business R/O Uttam Towers, D.V. Colony, Secunderabad.

3. Nareddy Kiran Kumar S/O Madhusudhan Reddy Aged about 46 years Occ; Business GPA Holders of M/S Vista Homes R/O Plot No.275, Venkateswara Colony, Meerpet, Moulali, Hyderabad.

REGISTERED DEMAND LEGAL NOTICE

Under the instructions of my client Smt.Tenneti Ratna Kumari W/O Vijay Kumar Age; 60 years Occ; Retired Bank Employ and Tenneti Venkata Sri Harsha S/O Vijay Kumar Age;32 years Occ; Employ Both are R/O Flat No.212, Vista Homes, Kushaigudea Hyderabad, I issued the following legal notice to all of you.

That all of you are the Owners and managing directors and GPA holders of VISTA HOMES, situated at Kushaiguda in Medchel Malkajigiri District.

That according to my clients, they have jointly purchased a Flat bearing No.212 in Second floor in "E" Block in your house project VISTA HOMES for a valid consideration of Rs.57,51,000/- through Register Sale deed bearing No.2536/2020 Dated 14-7-2020 on the file of SRO,Kapra. All of you delivered possession to my clients in the month of April, 2021.

By the time of entering in to a Sale Contract with my client, you promised to provide 3rd lift which will placed adjacent to the left side of Flat of my client. But you failed to provide the said lift even till today even after repeated oral requests and emails on behalf of my client. That you have provided only 2 lifts which are far away about 100 feet distance to the flat of my clients. My client purchased the flat only believing your words on providing third lift adjacent to their Flat as my client No.1 is Arthritis patient and underwent Knee replacement on both legs and unable to walk long distance. You provided 2 lifts which are far away to the flat of my clients and my client no.1 faced so much difficulty. Due to non providing of another lift adjacent to my clients flat, my client no.1 again underwent Knee placement of right leg in the month of may 2022. It was happened only due to your lack of providing service to my clients. For that she pent Rs.5,00,000/-. After operation of Knee replacement now it is very difficult to walk to reach the left which was placed about 100 feet distance. Lift is necessary requirement in daily



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life. My client No.1 facing very inconvenient and difficult to reach the existing lift in daily life. Certainly it is deficit service on the part of you in favor of my client.

Not only that even till today you did not provide grills in the bath rooms. Due to that sparrows entering in to the bath rooms every day and my clients every day facing this problem. This is also deficit service on the part of you.

That you promised to provide two way plugs for lights and fans in bed rooms. But even till today i.e. after one year of entering of my clients in to the flat. This is also deficit service by you on behalf of my clients.

Not only that walls of bedrooms in the Flat are damaging with leakage water even for small rain fall. My clients did not expect this for newly constructed house. Due to this my clients suffering a lot even till today.

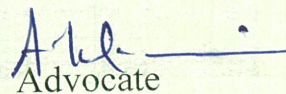
My client No.2 already demanded you the above demands through his email Dated 2-8-2021. Though you saw the mail of my client you kept quite even till today. You intentionally and deliberately avoid to provide minimum agreed facilities to my clients even after repeated demands. It amounts to deficiency of service. Due to your acts of negligence my clients sustained more physical and mental agony. My clients vexed with your attitude and constrained to issue this notice.

Hence through this Notice my clients demand you that you have to provide the above facilities like third lift adjacent to their Flat, repair the walls in bed rooms and arrange two plugs for lights and fans in bed rooms and arrange grills to the windows in bath rooms with in a week from the date of receipt of this notice. Other wise my clients will take appropriate legal action against you and you will be held responsible for the costs and consequences including this notice charges.

Notice charges ; Rs.10,000/-

Date; 3-1-2023

Place; Sathupally.


Advocate

ALWALA KRISHNA MRUNALINI
ADVOCATE B. Sc; B.L.
SATHUPALLY - Khammam Dt.

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