

C. BALAGOPAL
AMEERUNISA BEGUM
K. VIJAYA SARADHI
C.V. CHANDRA MOULI
P. VIKRAM KUMAR
ADVOCATES



Door No. 10-2-278, Flat No. 103,
Suresh Harivillu Apartments,
Road No. 11, West Marredpally,
Secunderabad - 500 026.
Ph : 64570512,
Cell : 9441782451, 9246172988

Date: 18/04/2014

To

A Vijay Lakshmi,
A. Mahesh Kumar,
Both r/o. H.No. 1-24-253/1, Plot No.32,
Sri Sai Nagar Colony, Lothkunta,
Alwal, Secunderabad – 15.

Under instructions from our client M/s. Modi & Modi constructions rep by its Partner Mr. Soham Modi we have to address you as follows:

Our client is in the business of development and construction of Flats, Villas and Bungalows in and around the twin cities. ^{It} He had developed one such venture in the name and style of Nilgiri Homes situated at Rampally Village, Kesara Mandal.

You had approached our client for purchase of a Villa No.46 in the said venture for a total consideration of Rs. 39lacs. Our client had informed you that the villa chosen by you is an advanced stage of construction and if the dues are paid within four months, they would be able to complete and handover the possession of the villa. Our client had executed a regd. sale deed for the land admeasuring 125 sq yards on 16/11/2013, on the same day you had also executed an agreement of construction in favour of our client which clearly spells out the terms of payment, period of complection and interest on late payments besides the other terms and conditions. You have delayed abnormally in the payment of the instalments. Our client has received an amount of Rs.25,95,000/- till date. You have to further pay an amount of Rs.20,48,497/- to our client towards full and final settlement of the cost of the villa. The above amount includes service tax, corpus fund and interest on late payments.

Our client informs that the villa is ready in all aspects and they will be in a position to hand over the possession after your clearing all the dues to our client. We hereby call upon you to make the payment of Rs. 20,48,497/- within 7 days from the date of receipt of this notice and take possession of the villa. If you fail to do so our client will take all necessary steps which are open to it under law both civil and criminal and you will be held responsible for all the cost and consequences. You are hereby directed to pay an amount of Rs. 2000/- towards the cost of this notice.


C. Balagopal
Advocate