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BY REGISTERED POST..ACK.DUE

HYDERABAD

27.04.2012

From:

A.Suseela (wife of A.Sudhakar)
H No. 260 Silver Oak Bungalows,
Mehta and Modi Homes
Chinna Cherlapalli
Hyderabad 501301

To

✓ M/s Mehta and Modi Homes
5-4-187/3&4, IInd floor, SOHAM MANSION
M.G.Road, Secunderabad

Subject:.....Bungalow No.228 in Silver Oak Bungalows, Phase II, at Cherlapally, Hyderabad,
For handing-over of 3 sets of keys in view of the termination of the Construction
Agreement and dismissal of NI Act case no.87 of 2011 (New) /816 of 2010 (old),
In the court of the XIIth Special Magistrate at Secunderabad and to finish the
Balance works by entrusting work-order to a 3rd party at my cost and to claim the
Same together with damages from you.....regarding.

I purchased a bungalow bearing No.228, Phase II, Silver Oak Bungalows at Cherlapalli, Hyderabad
From you.. You have not completed the building within the time agreed-upon in the Construction
Agreement having received more than Rs.40.00 lacs and deviated with the construction also.
You have always taken undue advantage of the possession of the security cheques, Post-dated
Cheques and resorted to litigation for threatening me to pull-down for a compromise according
to your terms and conditions. You have partly invoked clause 27, ie, Arbitration clause and having
received more than Rs.5.00 lacs through Arbitration also, did not even start the balance works of the
Bungalow.

Once again, you resorted to Section 138 of the Negotiable Instruments Act since 2010 and the said
case was dismissed on 19.04.2012 declaring as you have not finished the balance works as per the
contract and thus, the same is not a legally enforceable debt and acquitted me from the said case,
which caused a lot of mental agony to me since the last 2 years.

A. Suseela

Now, I have decided to finish the balance works of the bungalow in view of the termination of the Construction Agreement by me long back and disposal of the said case, I require 3 sets of keys of the said bungalow no.228, Silver Oak Bungalows, Mehta and Modi Homes, Cherlapalli, Hyderabad 501301 immediately for ascertainment of value of the balance works and for modification of the building as per the sanction granted by the Competent Authority, together with damages for the delay and for mental agony, etc., as you are liable for all the costs and consequences, within a period of 15 days, failing which I have to make all the necessary arrangements by proceeding further in this regard.

I already cleared the Electricity dues and Property Tax dues of the said bungalow till date.

It is crystal clear that you have issued a letter to Andhra Bank, Sultan Bazar, Hyderabad, for getting the final installment of the Bank loan categorically mentioning that the possession of the building is given to me, which is legally binding on you.

A. Suseela

A Suseela

Cc. to The Station House Officer

Kushaiguda Police Station, RR Dist. Hyderabad under Regd. Post A/D, for information.