

Kiran Kumar B., Advocate,
High Court, Hyderabad

0/c
'Prerana', Plot No.410,
Road No.22, Jubilee Hills,
Hyderabad – 500033
Contact No: 9951941655
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LEGAL NOTICE/RPAD

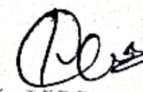
DATE: 13/09/2025

To,
Ch. Kiran Kumar President AMBIENCE FLATS
MACM SOCIETY LTD. Regd.
Off: AMBIENCE, Sy. No: 366, 367, 364,
Jeedimetla(V), Qutubullapur(M), Medchal,
Malkajgiri District, Hyderabad, Telangana – 500055

Subject: Legal Notice for Unjust Collection of Maintenance
Dues and Extortion against the Flat Owners cum
Landlord.

Dear Sir,

1. Under the instructions of my client, Ganesh Gaud Garu, Flat No: B-301, B-104, B-202, A-202, I am sending you this legal notice regarding the unjust collection of an excess amount for maintenance dues and the extortion of money for the issuance of a No Objection Certificate (NOC) for the sale of his property.
2. You issued a "Notice of Outstanding Maintenance Dues" dated June 21, 2025, which states a total maintenance amount of ₹75,000 for the period of April 1, 2023, to June 30, 2025. This notice incorrectly calculates the dues, as my client's calculation, based on the per-month rate, is only ₹42,000. My client has already paid an amount of ₹55,000 on June 21, 2025, a copy of the transaction details is enclosed with this notice. In fact, your association was formed in the year 2024, therefore you are collecting illegal amounts from the flat owners to sell their flats.
3. In addition to the aforementioned, you and the Ambience Flats MACM Society Ltd. are engaging in fraudulent and extortionist practices by unilaterally imposing exorbitant charges and fees for services such as issuing the NOC to flat owners. The association is acting in an arbitrary


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ADVOCATE
"PRERANA"
Plot No. 410, Road No. 22, Jubilee Hills,
Hyderabad-500 034, Telangana, India

manner without the consent and involvement of the property owners. My client was forced to pay the excess amount of ₹55,000 to obtain the NOC for the sale of his flat.

4. Further it is to bring to your notice that, this entire land was given for development by my client and their family members. Due to COVID-19, there were delay in handing over the flats to my client, he couldn't sell his share of flats immediately. But, your association and its by-laws which were formed without the consent and consultation of my client who is being land lord of the property being harassed by your association by imposing illegal conditions and collecting amounts and making him to suffer to sell his share of flats.
5. Your actions are illegal and violate the rights of my client. Therefore, through this notice, I demand that you, within seven (7) days of the receipt of this notice:
 - I. Provide a detailed and transparent breakdown of the maintenance charges of ₹75,000, along with a justification for the excess amount collected from my client.
 - II. Immediately refund the amount/excess amount paid by my client.
 - III. Cease all fraudulent, extortionist, and unilateral practices.
 - IV. Conduct all future affairs and decisions in a transparent and fair manner, with the full consent and involvement of the property owners.

Failure to comply with the demands of this notice within the stipulated time will leave my client with no option but to initiate legal proceedings and file Criminal Complaint against you and Ambience Flats MACM Society Ltd. for cheating, fraud, and extortion, at your sole risk, cost, and consequence.

A copy of this notice has been retained in my office for future reference.



Kiran Kumar B
Advocate

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