

**Kiran Kumar B., Advocate,
High Court, Hyderabad**

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

Date: 24/10/2025

To,
The President/Secretary,
Akhila Karnataka Brahmins Welfare Society (R)
Re. No. 1150/2004-2005
No. 1513, 1st Floor, 7th Main, 4th Cross, R.P.C. Layout, Hampinagar,
Banglore – 560040
Ph No. 080-23147872

Also having office at:
No. 175/1, New No. K-22/1, Rama Vilas Road, K.R. Moholla,
Mysore – 570024,
Ph No. 0821-4282882

Subject: Legal Notice for illegal demand for additional sum and failure to allot site despite receipt of full consideration.

Dear Sir/Ma'am,

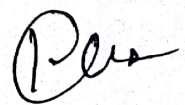
Under instructions from and on behalf of my client, Dr. Venu gopal Kulkarni, S/o. Jeevan Rao, residing at: Flat 303, Third Floor, Surya Shanti, Emerald, Nallakunta, Hyderabad-500075. (hereinafter "my client"), I hereby serve upon you the following notice:

1. That my client applied for allotment of a residential site from your Society/Organization (AKBWS). At the time of application, you categorically informed my client that an amount of **₹30,00,000/- (Rupees Thirty Lakhs only)** was required to be paid towards the cost of the site.


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



2. That my client, in good faith and with bonafide belief, duly remitted the said sum of ₹30,00,000/- through banking channels from his personal accounts, which payments were duly accepted by you. At no stage was there any default, delay, or deficiency on the part of my client in fulfilling his financial obligations.
3. That since my client was abroad at the relevant time, he could not personally monitor the process of allotment/registration. However, whenever he demanded progress in the matter, your office repeatedly postponed the allotment and registration, giving excuses such as pendency of litigation, requirement of revenue clearances, and other technical reasons. Believing such representations to be true, my client patiently awaited completion of the process.
4. That to the utter shock and dismay of my client, instead of proceeding with the allotment and registration, you have now issued a notice demanding an additional sum of ₹29,10,936/- (Rupees Twenty-Nine Lakhs Ten Thousand Nine Hundred and Thirty-Six only). Further, you have illegally threatened that failure to pay this amount will result in cancellation of the allotment.
5. That my client firmly denies any liability to pay the said additional demand. Such a demand is not only beyond the agreed consideration but also amounts to arbitrary and fraudulent enrichment at the expense of bona fide purchasers. It is evident that you are attempting to take advantage of the trust reposed in you by my client and others similarly placed.
6. That when my client confronted your representatives about the illegality of this demand, he was threatened with dire consequences. Such threats



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squarely fall within the ambit of criminal, civil and other applicable Indian laws.

7. Therefore, through this legal notice, I hereby call upon you to:

- Immediately withdraw the illegal demand of ₹29,10,936/- (Twenty-Nine Lakhs Ten Thousand Nine Hundred and Thirty-Six only);
- Proceed forthwith with the allotment and registration of the site in favor of my client in recognition of the ₹30,00,000/- already paid;
- Issue a written confirmation within 15 (fifteen) days from the receipt of this notice, confirming compliance with the above.

Take notice that if you fail to comply with the above within the stipulated period, my client shall be constrained to initiate appropriate proceedings against you before the competent Civil Court, Consumer Commission, and Criminal Court, in addition to availing all other remedies available under law.

All costs, risks, liabilities, and consequences arising therefrom shall be to your sole account. This notice is issued without prejudice to the other rights and remedies of my client under law and in equity.

A copy of this notice has been retained in my office for record and further necessary action.

Yours faithfully,

Date: 24/10/2025
Place: Hyderabad



(Kiran Kumar B Advocate)

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