

LEGAL NOTICE

Property: House # 995 SBI Colony Ratan Lal Nagar Kanpur Nagar

02 Plots of Kanpur Nagar On name of Anant Sultania Adhar # 491114770015

DEMAND FOR SPECIFIC PERFORMANCE OF CONTRACT / AGREEMENT/

Date: 05/08/2026

Reference # 001/Sudha/legal notice/knp1

By Registered Post / Speed Post / Email

TO

1. Shri Anant Sultania

S/o Late Shri Hari Shanker Sultania
House No. 995, SBI Colony,
Ratan Lal Nagar, Kanpur Nagar,
Uttar Pradesh – 208022.

2. Identifier / Witness No. 1 Of Fake/Fraud Will Instead of Sales Deed.

2. Mr. Avinash Awasthi,

Son of **Mr. Surendra Prasad Awasthi**
140, Girja Nagar, New P.A.C. Line,
Kanpur Nagar – 0281

3. Identifier / Witness No. 2 Of Fake /Fraud Will Instead of Sales Deed-

3. Mr. Abhinandan Tripathi,

Son of **Mr. Santosh Tripathi**
323/2, Babupurwa Colony, Kidwai Nagar,
T.P. Nagar, Kanpur Nagar – 4011



KANPUR CITY OFFICE

Law Office, Near Collectorate Office,
Old Election Office Lane, Kanpur City,
Uttar Pradesh.



KANPUR DEHAT OFFICE

Session & District Court Campus, Mati,
In front of Gate No. 1 Canteen,
Beside Metal Detector Door,
Kanpur Dehat.

4. Registrar / Sub-Registrar and District Registration offices

property and legal deeds in Kanpur Nagar are located
near Civil Lines / Collectorate, Kanpur, Uttar Pradesh (PIN 208001)

5. KANPUR DEVELOPMENT AUTHORITY (KDA)

Moti Jheel Campus, Kanpur (U.P.0 0512 - 2556292-93.
Moti Jheel Campus, Kanpur (U.P.) Tel : 0512 - 2556292-93
Fax : 0512-2551880 E-mail : kda@kdaindia.co.in

SUBJECT:

LEGAL NOTICE CALLING UPON YOU TO PERFORM YOUR CONTRACTUAL OBLIGATIONS, EXECUTE THE NECESSARY WRITTEN/REGISTERED INSTRUMENTS AND COMPLETE THE AGREED TRANSACTION IN RESPECT OF THE PROPERTY/RIGHTS DESCRIBED IN THE AGREEMENT, INCLUDING THE RIGHTS ARISING FROM THE SUCCESSION ARRANGEMENT OF LATE SHRI HARI SHANKER SULTANIA — FURTHER NOTICE OF INTENDED PROCEEDINGS FOR SPECIFIC PERFORMANCE, INJUNCTION AND CONSEQUENTIAL RELIEFS

Dear Mr. Anant Sultania,

Under instructions from and on behalf of my client **Advocate Namita Sultania**, I hereby issue you the present legal notice.

1. THE CONTRACT / AGREEMENT

That you entered into an agreement/contract dated **10/06/2022** with my client concerning:

Property: House No. 995, ground floor share of SBI Colony, Ratan Lal Nagar, Kanpur Nagar, Uttar Pradesh

Agreement Date: 10/06/2022

Agreement/Document No.: 689/342/AGM/Sudha

Consideration: ₹ 7,900,000/= (Seven Million Nine Hundred Thousand India Rupees only.)

Nature of contractual obligation: Specific performance of the contract .



Email: kanpur@sudhajusticellp.ana-grp.com Website: www.sudhajusticellp.ana-grp.com

Under the said agreement, you undertook to perform the obligations specifically agreed between the parties and to execute the necessary documents for giving effect to the agreed arrangement.

A copy of the agreement shall be relied upon as the principal contractual document.

2. FAILURE / REFUSAL TO PERFORM

Despite the agreement and repeated requests/demands, you have failed and/or neglected to perform your contractual obligations.

In particular, you have failed to:

1. execute the agreed written instrument;
2. execute the necessary deed/document in favour of my client;
3. acknowledge and record the agreed rights concerning the Ground Floor;
4. complete the contractual transaction;
5. cooperate in registration/execution of the necessary document; and
6. refrain from taking any action inconsistent with the agreement.
7. Register deed with registrar and proceed mutation.
8. Cancel any Fake will made in favor of my client or other document produces
9. Return the payment into my plaintiff account in case of any mutually agreed force majeure.

Your failure constitutes a breach of the contractual obligations undertaken by you.

3. GROUND FLOOR — AGREED RIGHT

The dispute specifically concerns the **Ground Floor of House No. 995, SBI Colony, Ratan Lal Nagar, Kanpur.**

It is my client's case that the Ground Floor right attributed to you, including the right stated to be shared with **Shri Amit Sultania**, is subject to the contractual and testamentary arrangement governing the property.

You are therefore required to specifically perform the agreement and execute the necessary written instrument recognizing and recording the agreed right in favour of **Advocate Namita Sultania**, in the manner contemplated by the agreement and applicable testamentary documents.

4. SUCCESSION OF LATE SHRI HARI SHANKER SULTANIA



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The contractual arrangement must also be considered in conjunction with succession process for shared property of house no 995, SBI colony Ratan Lal Nagar Kanpur Nagar of **Late Shri Hari Shanker Sultania**.

5. FIRST FLOOR AND TOP FLOOR

It is further placed on record that the **First Floor and Top Floor of House No. 995 have already been constructed** by Advocate Namita Sultania

My client, **Advocate Namita Sultania**, has constructed portions and temporarily allowed Anant to use occasionally with limited use with specific permissions

Accordingly, you are specifically called upon not to:

- interfere with her possession;
 - create any third-party interest;
 - represent yourself as having exclusive rights over those floors;
 - sell, transfer, mortgage or encumber them;
 - alter or demolish the existing construction; or
 - execute any document inconsistent with my client's existing rights and the contractual arrangement.
- Two Plots in Kanpur Nagar Need to transfer In favour of My client instead of making such deed of transfer you make a fake document Altra Virus to facts as below.**
- a. **Share original documents of the plots**
 - b. **That plots must be in your ownership**
 - c. **That ownership must have a valid possession and clear from all liability and records are ready for mutation.**
 - d. **Transfer such plots free from any liability or case shall be transferred on the name of my client.**

6. SPECIFIC PERFORMANCE

Your contractual obligation is one which my client is entitled to require you to perform specifically.

My client is ready and willing to perform all obligations required from her side under the agreement and calls upon you to demonstrate your readiness and willingness to perform your reciprocal obligations.



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You are therefore called upon to appear before the concerned advocate/notary /sub-registrar or other competent authority on a mutually agreed date and execute all documents necessary for completion of the contract.

7. NO CREATION OF THIRD-PARTY RIGHTS

Pending completion of the contractual obligations, you are hereby specifically restrained, by this notice, from creating or attempting to create any third-party right, title, interest, charge, lien, mortgage, tenancy, licence, agreement to sell or other encumbrance concerning the subject property/right.

Any such subsequent transaction shall be treated as being undertaken with full notice of my client's contractual claim.

8. DEMAND

You are hereby called upon within **15 days from receipt of this notice** to:

1. acknowledge the subsistence and validity of the agreement;
2. confirm your willingness to specifically perform the agreement;
3. execute the necessary written instrument;
4. execute and register the necessary deed/document, wherever registration is legally required;
5. formally record the Ground Floor arrangement in accordance with the contractual arrangement;
6. acknowledge the rights claimed by Advocate Namita Sultania;
7. refrain from interfering with the First Floor and Top Floor;
8. refrain from creating any third-party rights; and
9. provide a written undertaking confirming compliance.
10. Remove any of your belongings are there as through court process your entry will be restrained to avoid damage to property.

9. CONSEQUENCES OF NON-COMPLIANCE

Take notice that if you fail or refuse to comply within **15 days**, my client shall, without any further notice, be entitled to institute appropriate proceedings before the competent court seeking, inter alia:



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- a. Specific performance of the agreement;
- b. Permanent and mandatory injunction;
- c. Interim injunction restraining creation of third-party rights;
- d. Execution and registration of the necessary instrument through the process of the competent court, where permissible;
- e. Declaration of the contractual rights of my client;
- f. Protection of existing possession and construction;
- g. Damages/compensation, where legally maintainable;
- h. Costs of litigation; and
- i. All other consequential and ancillary reliefs available under law.
- j. cost of mental torcher and psychological damage with reputation damage.

The proceedings shall be instituted entirely at your risk as to costs and consequences.

10. WITHOUT PREJUDICE

Nothing contained herein shall be construed as a waiver, relinquishment, abandonment or surrender of any right, title, interest, contractual claim, testamentary right, possession or other remedy available to my client.

My client expressly reserves all rights under the agreement, the registered Will of Late Shri Hari Shanker Sultania, applicable property/succession law and all other applicable laws.

TAKE NOTICE ACCORDINGLY.



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A. SOOFIYAN

— ADVOCATE —

CRIMINAL DEFENCE | LITIGATION | MATRIMONIAL
CHEQUE BOUNCE | PROPERTY REGISTRATION
MOTOR VEHICLE ACT | APPEALS

Email: kanpur@sudhajusticellp.ana-grp.com Website: www.sudhajusticellp.ana-grp.com

For and on behalf of
Advocate Namita Sultania

Through Counsel

Advocate: A. Soofiyan

Address: law office near Collectorate Office , Old Election office land Kanpur City Kanpur

Mobile: 9415885173

Email: kanpur@sudhajusticellp.ana-grp.com

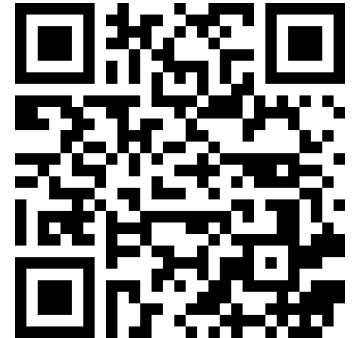
Date: 05/08/2026

Place: Kanpur Nagar Kanpur

Enclosed:

1. Fake Fraud Will by Ananat Sultania
2. Cases in Court
3. Agreement to perform
4. Payment Receipts

SUDHA
JUSTICE
— ADVOCATES & LEGAL CONSULTANTS —



Scan to Verify



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