

[Law Firm's Letterhead]

Pk-Legal and Associates

[Address]

[City, Pakistan]

[Phone Number]

[Email Address]

[Date]

Legal Notice

To,

[Recipient's Full Name]

[Recipient's Address]

[City, Postal Code, Pakistan]

Subject: **Legal Notice for Property Dispute and Illegal Possession**

Dear [Recipient's Full Name],

We, the undersigned, act on behalf of our client, **[Your Client's Full Name]**, residing at **[Client's Address]**, hereinafter referred to as "our client." Under our client's instructions and authority, we hereby serve you this legal notice regarding the property located at **[Property Address]**, which is legally owned by our client.

1. Background of the Dispute

Our client is the lawful owner of the property situated at **[Property Address]**, measuring **[area in square yards/feet]**, under **[Property Title Number/Reference, if applicable]**, having acquired it through **[mode of acquisition—purchase, inheritance, etc.]**. All relevant documents, including the title deed, sale agreement, and property tax records, are in our client's name and have been duly registered with the concerned authorities.

Despite our client's lawful ownership, you have **[describe the nature of the dispute, e.g., illegally encroached upon the property, refusing to vacate the premises, disputing ownership without legal basis, etc.]**. This illegal action is a violation of our client's legal rights and the provisions of the civil laws of Pakistan, including but not limited to the Transfer of Property Act, 1882, and the Specific Relief Act, 1877.

2. Unlawful Actions

You have, without any lawful authority, **[detail the illegal actions taken by the recipient, e.g., occupied the premises, constructed a structure, refused to vacate despite requests, etc.]**, causing our client to suffer immense distress and financial losses. Our client has made repeated attempts to communicate and resolve the matter amicably, but you have failed to cooperate or respond in a lawful manner.

3. Relief Demanded

In light of your unlawful actions, we hereby demand that you:

1. **Immediately vacate the property located at [Property Address]** within **[number of days, typically 7-15 days]** from the receipt of this notice.
2. **Remove any illegal encroachments/constructions** made on the property and restore it to its original state.
3. **Compensate our client for any losses incurred** due to your illegal occupation or encroachment, amounting to **PKR [amount]**.

If you fail to comply with the above demands within the stipulated time, our client will be left with no choice but to initiate legal proceedings against you, including but not limited to filing a suit for possession, damages, and permanent injunction, as per the applicable civil laws of Pakistan. You will be liable for all legal expenses, damages, and any other relief granted by the court.

4. Legal Consequences of Non-Compliance

Should you ignore this notice or fail to take corrective action within the specified timeframe, our client reserves the right to:

- File a suit for possession under Section 9 of the Specific Relief Act, 1877, to recover possession of the property.
- Seek damages for the illegal occupation and encroachment under the applicable laws.
- Obtain an injunction from the civil court to prevent further unlawful actions on your part.
- Pursue any other legal remedies available under the law.

This notice is issued without prejudice to our client's rights to pursue additional remedies as available under Pakistani law.

Yours sincerely,

[Your Name]

[Lawyer's Signature]

[Designation]

Pk-Legal and Associates

[Contact Information]

Important Notes:

1. **Proof of Delivery:** Ensure this legal notice is sent through a reliable method that provides proof of delivery, such as registered mail or courier.

2. **Record Keeping:** Keep copies of all related documents, including the contract, communications, and the proof of delivery, for future reference in legal proceedings.



Pk-Legal and Associates

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