

**BEFORE THE ADJUDICATING OFFICER,
TELANGANA STATE REAL ESTATE REGULATORY AUTHORITY,
HYDERABAD.**

Dated, this the 5th day of JANUARY, 2024.

**Present:- Sri Syed Lateef-ur Rahman,
Adjudicating Officer.**

COMPLAINT No.378/2023/TS RERA

Between:

K.N.V.S.K.Prasad, Flat # 201, 3-73/3A,
MMTS Road, Chandanagar, Hyderabad 500 050.

...Complainant.

and

M/s Aakriti Constructions & Developers Pvt.Ltd.,
Sri K.Manoj Kumar S/o K.Shiv Kumar,
at Adityaram Square, D.No.8-2-293/82/A/646/A,
4th Floor, situated at Road No.36, Jubilee Hills,
HYDERABAD 500 033.

...Respondent.

This complaint came up for hearing on 07.12.2023 and 16.12.2023 in the presence of the Complainant in person and of Sri V.Ramesh Babu, Advocate for the Respondent, and after hearing the arguments of both sides and having stood over for consideration till this day, the following order is passed:

ORDER

This is a complaint filed by the complainant under Section 31 read with Section 71 of Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the Act") read with Rule 35 of Telangana State Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred to as "the Rules") to award compensation of Rs.15,00,000/- (Rupees Fifteen lakhs only), interest and also cost of the proceedings.

CASE OF THE COMPLAINANT:

2(a). The factual matrix of the case is that the respondent/builder/promoter, i.e., M/s. Aakriti Constructions and Developers Pvt. Ltd. entered into Development Agreement-cum-General Power of Attorney Document No.5590/2014, dt.23.04.2014 with M/s. BHEL Employees Tilak Welfare Mutually Aided Co-operative Housing Society Ltd., Chandanagar, Hyderabad and agreed to jointly develop the land admeasuring Ac.6-14 ½ Gts in Sy.Nos.96, 157, 158, 159, 161, 162 and 163 situated at Tellapur village, Ramachandrapuram Mandal, Sanga Reddy District. The Promoter has also purchased adjoining land admeasuring Ac.0-13 Gts out of 33 Gts in Sy.No.156 situated at Tellapur village under sale-deed document No.28943/17, dt.08.12.2017 registered at the office of Sub-Registrar, Sanga Reddy.

(b). Later, the respondent/promoter got revised sanction of building plan from HMDA and building permit vide Order No.102436/BP/Plg/HMDA/2014, dt.17.05.2019 for construction of multi-storied residential building consisting of Blocks A, B, C and D with sub-cellar + Cellar + Ground + 7 upper floors and Club House with Cellar + Ground + upper floors, on a land admeasuring 15496 Sq. yards or Ac.3-8 Gts out of total land admeasuring Ac.6-27 ½ Gts as mentioned above and more fully described as “schedule property” in the Agreement for Sale between the parties.

(c). The respondent/promoter has commenced the development of multi-storied residential apartment complex on the schedule ‘A’ property mentioned in the Agreement for Sale. The respondent/promoter has also registered the project of Aakriti ESTA of Blocks A, B and C on 11.12.2018 under Registration No.PO1100000070 and Block D on 14.09.2019 under Registration No.PO11000001148 under the

provisions of Real Estate (Regulation and Development) Act, 2016 with Telangana State Real Estate Regulatory Authority.

(d). According to the complainant, he entered into an Agreement of Sale, dt.25.01.2021 with the respondent/promoter for purchase of a flat in Block 'D' bearing No.405 on fourth floor. The sale consideration was fixed at Rs.73,95,130/- (Rupees Seventy three lakhs, ninety five thousand, one hundred and thirty only), which includes all applicable taxes, corpus fund and maintenance charges for two years. The schedule of payment of consideration was mentioned in Schedule-D, i.e., Payment Plan. The complainant and respondent have also executed a tripartite agreement with the Bank for home loan and committed timelines under it was also expired. The time for completion of the project was agreed as (17) months, which comes to an end by 25.06.2022.

(e). It is stated by the complainant that he has paid 90% of the total flat cost, i.e., Rs.65,01,599/- (Rupees Sixty five lakhs, one thousand, five hundred and ninety nine only) by 07.09.2021. The respondent/promoter has failed to share Completion Certificate and hand over portion of flat within (17) months from the date of agreement of sale under clause No.7 and became defaulter from 26.06.2022 as per clause (9) 9.1 and (9) 9.2.

(f). The complainant pleads that though he made 90% payment of total cost of flat by 07.09.2021, the respondent has failed to complete remaining 10% of the work as per committed time lines. But, the respondent made demands for payment of Rs.7,22,400.99 (Rupees Seven lakh, twenty two thousand, four hundred and ninety nine paise) on 10.10.2022 and again for payment of Rs.8,78,550/- (Rupees Eight lakhs,

seventy eight thousand, five hundred and fifty only) on 11.11.2022 and threatened to cancel the allotment of flat in case of failure to make payment. Subsequently, the respondent through e-mail dt.18.01.2023 has cancelled the allotment on the ground of default arbitrarily.

(g). The complainant further pleads that the respondent shared status of the project with regard to stage of construction. Thereupon, the complainant made visit and found that the construction of flat was incomplete without any doors; electricity, plumbing, sanitation, lifts etc and the common amenities were also incomplete.

(h). Therefore, the complainant prays to award compensation, interest and cost of the proceedings.

REPLY BY THE RESPONDENT:

3(a). The Respondent in their counter contends that all the allegations made are false and baseless and that the complaint is not maintainable in law or on facts.

(b). According to respondent, the complainant committed default in paying 10% of the amount as agreed. The complainant also admitted in Complaint No.715/2022 before the Authority on 26.09.2023 that he visited the site in the month of October, 2022 at the time of laying of tiles.

(c). The respondent admits that the time frame as per agreement for completion of project is (17) months, which would be around June, 2022. It is stated that due to Covid-19 period, more than one year period has passed without work, as all the workers left to their home town.

(d). The respondent further contends that an *e-mail* was sent expressing inability to complete the Project in time due to Covid-19 and seeking further time of five months. It is stated that the respondent completed the project and intimated the complainant through *e-mail* dt.21.10.2023 and to pay balance amount of 10%. The respondent pleads that fittings of water tap, switch boards, sanitation and other items are attended only after receiving balance of 10% amount. The applicant deliberately avoided to make payment of balance 10% amount. However, the complainant wrote a letter to Reserve Bank of India and State Bank of India against respondent with false allegations of financial fraud, but the respondent was given clean chit in the matter. Therefore, the respondent prays to dismiss the complaint.

REJOINDER BY THE COMPLAINANT:-

4(a). In reply to the stands taken on behalf of respondent, the complainant filed a rejoinder contending that the respondent is trying to misuse exemption on the ground of Covid. It is stated that the agreement was entered into after Covid period.

(b). It is contended that 10% of the amount to be paid was lying with the Bank. As the respondent/promoter failed to complete 10% of works, the said amount was not released. According to the complainant, the respondent sent *e-mails* dated 10.10.2022, 21.10.2022 and 11.11.2022 to pay balance amount of 10% with interest, and threatened to cancel the allotment, but did not share occupancy certificate obtained from the concerned authorities. On visit, the complainant found that the flat was not in ready-to-move position. The respondent violated the terms and conditions of agreement and failed to give possession of flat in time. Therefore, the complainant is entitled for compensation beside interest.

EVIDENCE RELIED BY THE PARTIES:-

5. To support respective contentions, Exs.A1 to A11 for complainant and Exs.B1 to B22 for respondent have been marked with consent.

POINT FOR CONSIDERATION:

6. Now the Point for determination is ***whether the complainant is entitled for compensation, interest and cost and if so, to what amounts?***

7. **POINT:**

The complainant in person contended that the respondent violated the terms and conditions of agreement of sale Ex.A1 so also the provisions of the Act and Rules. In support of his claim, he reiterated the grounds mentioned in complaint and placed reliance on documentary evidence Exs.A1 to A11. Therefore, he prays to award compensation and interest as prayed.

8. *Per contra*, learned Counsel for the respondent contended that the respondent developed the project, but with some delay. Learned Counsel submits that the period to hand over possession of flat was 17 months from the date of agreement of Sale. The period of 17 months comes to an end by 25.06.2022. According to learned Counsel, there was 2nd wave of Covid-19 during the year 2021 and all workers left for their home-towns for more than a year. As such, there is delay of 5 months in completing and handing over possession of flat. Learned Counsel further submits that 90% of the construction was completed and only the fitting of doors, electricity, plumbing, sanitation etc., was to be attended, which the complainant himself mentioned in the complaint. However, the complainant failed to make payment of 10% of balance consideration as agreed and at last after due notices the allotment was cancelled

through *e-mail* dt.18.01.2023 Ex.A6. As such, learned Counsel prayed to dismiss the complaint.

9. The case of both the parties rests on only documentary evidence produced and got marked by them with consent. Out of Exs.A1 to A11 on behalf of complainant and Exs.B1 to B22 on behalf of respondent, Ex.A3, A4, A6, A9, A10 and B11 to B14 is correspondence between the complainant and the respondent. Ex.A3, Ex.A4, Ex.A6, Ex.A10, Ex.B11, Ex.B12 and Ex.B14 are the *e-Mails* addressed by the respondent to the complainant, whereas Ex.A9 is the *e-Mail* addressed by the complainant to the respondent. The other correspondence, i.e., *e-Mails* filed by both the parties is the correspondence between the complainant and the officials of State Bank of India (SBI).

10(a). Let us first refer to the correspondence/*e-Mails* addressed by the respondent to the complainant. Ex.A3 *e-Mail* dt.29.07.2022 addressed by the respondent to the complainant shows that the respondent admitted about delay in developing the Project due to the reasons beyond their control and informed that they will hand over flat no later than 5 months from the date of clearance of 100% payment, and in case of failure within the stipulated time, monthly compensation of Rs.15,000/- would be paid. They also mentioned that delay penalty applies for delayed payment also.

(b). Ex.B11 *e-Mail* dated 10.10.2022 addressed by the respondent to the complainant shows that the respondent mentioned in it that they have completed the construction work of all flats in the block and started handing over possession of the flats and at last requested the complainant to share the demand with Bank to make technical verification and disbursement of amount.

(c). Ex.B12 *e-Mail* dated 21.10.2022 addressed by the respondent to the complainant shows that the respondent mentioned the same facts in this letter as in Ex.B11.

(d). Ex.A4 *e-Mail* dated 11.11.2022 (Ex.B13 is also copy of Ex.A4) addressed by the respondent to the complainant shows that the respondent mentioned in it that there is delay in 100% payment as per Agreement of Sale and the respondent demanded for payment as per agreed Plan, otherwise they will be forced to issue cancellation notice in three (3) days from the date of said *e-mail*.

(e). The complainant contends that the amounts mentioned to pay in Ex.B11 *e-Mail* Dated 10.10.2022, Ex.B-12 *e-Mail* dated 21.10.2022 and Ex.A4 (Ex.B13) *e-Mail* dated 11.11.2022 are Rs.6,00,801/-; Rs.7,22,400.99 Ps and Rs.8,78,550.10 Ps respectively. According to him, in Ex.B11 the rate of interest charged is 24% referring to Agreement of Sale Ex.A1, which is not correct.

(f). Ex.A10 *e-Mail* dated 28.11.2022 addressed by the respondent to the complainant shows that the respondent admitted that possession of flat was to be given in 17 months as per Agreement of Sale Ex.A1, i.e., by June 2022, but mentioned that due to 2nd Wave of Covid-19, RERA granted extension of 6 months and they will hand over flat by January, 2023. They further mentioned that they completed flooring of the flat in the month of May, 2022 and once the payment process is completed, they will hand over the flat.

(g). Ex.B14 *e-Mail* dated 18.01.2023 (Ex.A6 is also copy of Ex.B14) addressed by the respondent to the complainant shows that the respondent have cancelled the flat allotted to the complainant due to non-payment of instalment as per Agreement of Sale Ex.A1. It is also mentioned in it that the complainant paid an amount of Rs.61,91,999/-

so far and after deducting 10% of the amount as per Clause No.(9) 9.3 (ii), balance of Rs.55,72,799/- is lying in the account of the complainant and he may collect the same through a cheque.

11. Now let us refer to only *e-Mail* addressed by the complainant to the respondent. Ex.A9 *e-Mail* dated 26.11.2022 addressed by the complainant to the respondent shows that the complainant has mentioned in it that the team of respondent is referring payment schedule as per Agreement of Sale Ex.A1, and the complainant is referring to the completion of the Project and compensation as per Agreement of Sale Ex.A1. The complainant has also raised the issues of rate of interest and that the Agreement of Sale Ex.A1 is not prepared as per RERA.

12(a). Now let us turn to the correspondence between the complainant and the SBI officials. Ex.B1 to B10 are *e-Mails* exchanged between the complainant and the State Bank of India. Ex.B2 is the complaint given by the complainant against the respondent to the Asst. General Manager, State Bank of India, Customer Service Department alleging financial fraud in home loan by the respondent. The complainant has mentioned that the Builder has sent an *e-Mail* on 10.10.2022 with regard to handing over of possession, but the Project is not completed as per status *e-Mail* given on 15.10.2022. It is also stated that Occupancy Certificate has not yet been served.

(b). Ex.B3 is *e-Mail* dated 21.11.2022 addressed by the Branch Manager, Alkapur T'ship to the complainant acknowledging receipt of complaint of the complainant and informing that the complaint has been forwarded to Hyderabad Circle for necessary action.

(c). Ex.B4 is *e-Mail* dated 24.11.2022 addressed by the complainant to the AGM, Customers, State Bank of India stating *inter alia* that till September, 2021, 90% (Rs.65,01,599/-) of total flat cost is paid and 14 months completed, still the Builder is forcing to pay remaining 10% of flat cost, which is against RERA Rules.

(d). Ex.B5 is *e-Mail* dated 26.11.2022 sent by the complainant to the AGM, Customer LHO, Hyderabad, wherein the complainant has stated that no action has been taken on his complaint regarding fraud and requested to take early action.

(e). Ex.B6 is another *e-Mail* dated 04.12.2022 addressed by the complainant to the Bank mentioning same facts as mentioned in the earlier *e-Mails* and requesting for proper action and if proper action is taken, then he will get compensation from 25.06.2022 as per Agreement of Sale Ex.A1.

(f). Ex.B7 *e-Mail* dated 08.12.2022 sent by AGM, Customer, LHO, Hyderabad to the SBI, Alkapur Township shows that the complaint received from the complainant was forwarded for necessary action and to send suitable reply to the customer under advice to them.

(g). Ex.B8 *e-Mail* dated 14.12.2022 sent by AGM, RACPC2, Hyderabad to SBI Alkapur Township shows that the Bank officials contacted the Builder and AGM inspected the property and work is under final stages and Builder is confident of handing over flats in January, 2023 and registration may start in January, 2023. It is also mentioned in it that the Project is delayed due to Covid.

(h). Ex.B9 is *e-Mail* dated 10.01.2023 sent by the complainant to the AGM, RACPC2 Hyderabad, wherein the complainant has mentioned that his concern is about remaining 10% work and that the mention in response of Bank on 14.12.2022 that the

project is delayed due to Covid is not correct as the period which he is highlighting from 07.09.2021 till date of Ex.B9 does not have Covid impact. He has also mentioned that as per RERA Rules and Agreement of Sale Ex.A1 registration should start after getting Completion and Occupancy Certificates. At last, he prayed to take action.

(i). Ex.B-10 is another *e-Mail* dated 18.01.2023 sent by the respondent to the Bank stating that as per Agreement of Sale Ex.A1, customer has to pay 100% payment at flooring Milestone. But, inspite of repeated requests, the customer refused to pay the balance. Hence, they had to cancel the unit.

(j). Ex.B1 *e-Mail* dated 28.07.2023 sent by the Reserve Bank of India, Centralised Receipt and Processing Centre (CRPC) to the complainant shows that the complaint filed by the complainant has been examined and rejected.

13. Before going to appreciate the respective contentions of the parties, it has to be mentioned at the cost of repetition that the present case has to be decided only on the basis of documentary evidence relied on by the parties mentioned supra.

14. Admittedly, the Agreement of Sale Ex.A1 was executed on 25.01.2021. Under it, the time for completion of Project is 17 months, which comes to complete by 25.06.2022. The complainant made payment of 90% of flat cost by 07.09.2021. The grievance of the complainant is that the respondent failed to complete remaining 10% work from September to June, 2022 and hand over possession of flat as agreed, whereas the respondent pleads that the complainant admitted that the said work of fitting of doors, electricity, plumbing, sanitation etc were only to be attended, but the complainant failed to make payment of remaining 10% of balance consideration and that the said work could have been completed in one day.

15. In Ex.A1 Agreement of Sale, Schedule-D shows as to how payment as mentioned therein at various stages of construction should be made. Condition 1.5 of Agreement of Sale Ex.A1 says that the allottee shall make payment as per payment plan set out in Schedule-D Plan. Similarly, there is Schedule 'D' Payment Plan in Tripartite agreement Ex.A11 as in Agreement of Sale Ex.A1.

16 The correspondence between the complainant and the respondent in Para 10 (a) to (g) and correspondence between the complainant and the Bank in Para 12(a) to (j) as mentioned above goes to show that the complainant is not disputing that 90% of the construction of the flats has been completed as pleaded by the respondent. It is not the case of the complainant that as per Agreement of Sale Ex.A1 and Tripartite Agreement Ex.A11, especially as mentioned in Schedule-D Payment Plan, he has to make payment as alleged by the respondent. But the complainant tries to contend that Completion and Occupancy Certificates are yet to be obtained by the respondent and as such the fault lies with the respondent. This contention of the complainant cannot be considered leaving the issue of payment of amounts as per Schedule-D Payment Plan. If the complainant had made payment as per Schedule-D Payment Plan and then there was any fault or failure on the part of the respondent, the contention on behalf of the complainant on said aspect would have some force. Therefore, there does not appear to be any force in the said contention on behalf of the complainant. Having regard to agreement with regard to payment as per Schedule-D Payment Plan in Agreement of Sale Ex.A1 and Tripartite Agreement Ex.A11, it is not open for the complainant to argue as above.

17. Admittedly, the Agreement of Sale Ex.A1 was executed in the month of January, 2021. The 2nd wave of Covid-19 was during the year 2021. The period of 17 months for handing over possession of Flat was to end by June, 2022. In the light of correspondence as noted supra and the fact that the complainant did not dispute about completion of construction upto 90% and that only 10% of construction, as admitted, was to be attended and the complainant failed to make remaining payment as per Schedule-D Payment Plan in Agreement of Sale Ex.A1 and especially on account of 2nd wave of Covid-19 during the year 2021, there does not appear to be much force in the contentions advanced on behalf of the complainant and there appears to be considerable force in the pleas advanced on behalf of the respondent.

18. It is pertinent to note that the complainant made complaint to the Bank officials alleging fraud against the respondent. After due examination of the complaint, the Bank authorities rejected the request of the complainant for action against the respondent. This conclusion of the Bank authorities supports the stand taken by the respondent. If there was truth in the allegations leveled by the Complainant against the respondent, the conclusion arrived at by the Bank officials could have been different.

19. The other documents on record are copy of legal notice dated 22.08.2023 Ex.B19 said to have been got issued by the complainant to the respondent during pendency of this complaint. Ex.B20 is said to be copy of postal receipt for sending reply Ex.B21 to the complainant by the respondent. Ex.B22 is said to be the photocopy of un-served returned postal cover with acknowledgment for sending said reply notice Ex.B21. Since the notice Ex.B19 issued during pendency of this complaint, it is not necessary to attach much importance to the notice Ex.B19 and reply notice Ex.B21. Ex.B18 is the copy of order dt.01.11.2023 passed by the Authority in Form-M complaint (vide Complaint

No.715/2022) filed by the complainant against the respondent for refund of amounts paid etc. A perusal of it shows that the Authority directed the respondent to refund the amounts paid by the complainant along with interest at the rate of MCLR of S.B.I. plus two per cent, i.e., 10.5% as on the date of order from the date on which the complainant defaulted in the payment, i.e., from 07.09.2021 to 31.10.2023. Further, the respondent has also been directed to refund the GST amount collected from the complainant, but the respondent is given liberty to forfeit the booking amount paid for allotment.

20. For all the foregoing reasons, the conclusion that emerges on the Point is that the complainant is not entitled for the compensation and interest claimed. The Point is answered accordingly against the complainant and in favour of the respondent.

21. In the result, the complaint is dismissed. However, having regard to facts and circumstances of the case, the parties shall bear their own costs.

Typed to my dictation, corrected and pronounced by me in open Court on this, the 5th day of JANUARY, 2024.

Sd/-
ADJUDICATING OFFICER,
TS RERA: HYDERABAD.

APPENDIX OF EVIDENCE
WITNESSES EXAMINED
NONE

DOCUMENTS MARKED FOR COMPLAINANT BY CONSENT

Exhibit Number	Date of Document	DESCRIPTION OF DOCUMENT MARKED
Ex.A1	25.01.2021	Copy of agreement of sale by and between M/s. BHEL Employees Tilak Welfare Mutually Aided Co-operative Housing Society Limited and M/s. Aakriti Constructions & Developers Pvt.Ltd. and Sri Kancharla NVSK Prasad (Complainant herein)
Ex.A2	10.11.2022	Account Status Report maintained by Aakriti Constructions & Developers Pvt. Ltd/Respondent consisting of two pages.
Ex.A3	29.07.2022	e-Mail sent by the Builder/Respondent Legal team to the customers.

Ex.A4	11.11.2022	Another <i>e-Mail</i> sent by the Respondent to the Complainant.
Ex.A5	11.11.2022	Statement of Interest Calculation prepared by the Respondent in respect of Flat of the Complainant.
Ex.A6	18.01.2023	Another <i>e-Mail</i> sent by the Respondent to the Complainant cancelling allotment.
Ex.A7	30.01.2021	Home Loan Arrangement/sanction letter issued by SBI, Serilingampalli, Hyderabad.
Ex.A8	19.06.2019	Building permission orders issued by the Commissioner, Municipality, Tellapur, Sangareddy District.
Ex.A9	26.11.2022	<i>Mail</i> sent by Complainant to the Respondent through <i>G-mail</i> .
Ex.A10	28.11.2022	<i>Mail</i> (reply) sent by respondent to the complainant.
Ex.A11	25.01.2021	Copy of Tripartite Agreement between the Builder/Respondent, Complainant and the Banker.

DOCUMENTS MARKED BY CONSENT FOR RESPONDENT

Exhibit Number	Date of Document	DESCRIPTION OF DOCUMENT MARKED
Ex.B1	28.07.2023	Closure of intimation issued by the RBI, CRPC to the Complainant.
Ex.B2	20.11.2022	Complaint sent by the Complainant through <i>e-Mail</i> to the AGM SBI and other Bank officials.
Ex.B3	21.11.2022	<i>e-Mail</i> sent by SBI to the Complainant.
Ex.B4	24.11.2022	<i>e-Mail</i> sent by the Complainant to the Bank.
Ex.B5	26.11.2022	<i>e-Mail</i> sent by the Complainant to Bank.
Ex.B6	04.12.2022	<i>e-Mail</i> sent by Complainant to the Bank.
Ex.B7	08.12.2022	<i>e-Mail</i> sent by Bank to the Builder asking them to reply.
Ex.B8	14.12.2022	<i>e-Mail</i> sent by Bank to the Complainant.
Ex.B9	10.01.2023	<i>e-Mail</i> sent by Complainant to the Bank.
Ex.B10	18.01.2023	<i>e-Mail</i> sent by the Builder to the Complainant.
Ex.B11	10.10.2022	<i>e-Mail</i> sent by the Builder to the Complainant to clear the outstanding amount.
Ex.B12	21.10.2022	<i>e-Mail</i> sent by Respondent to the Complainant to clear the outstanding amount.
Ex.B13	11.11.2022	<i>e-Mail</i> sent by the Builder/Respondent to the Complainant.
Ex.B14	18.01.2023	<i>e-Mail</i> sent by Respondent to the Complainant.
Ex.B15	Nil	Colour photos (16) along with one (1) CD.
Ex.B16	14.10.2023	Receipt for Rs.560/- passed by Vijaya Sai Digital Studio, Madhapur, Hyderabad.
Ex.B17	14.10.2023	Receipt for Rs.400/- passed by South Print & Xerox shop, Madhapur, Hyderabad.
Ex.B18	01.11.2023	Copy of orders passed by the Authority, TS RERA in Complaint No.715 of 2022.
Ex.B19	22.08.2023	Copy of legal notice got issued by the Complainant to the Respondent.
Ex.B20	15.09.2023	Photocopy of Postal receipt for sending reply notice to the Complainant. (Marked after comparing with original receipt.)

Ex.B21	15.09.2023	Photocopy of Notice sent by Respondent to the Complainant.
Ex.B22	16.09.2023	Photocopy of un-served postal cover with acknowledgment addressed to the Complainant sent by the Respondent (marked after comparing with original Postal cover with acknowledgment)

Sd/-
ADJUDICATING OFFICER,
TS RERA: HYDERABAD.

