

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY
[Under the Real Estate (Regulation and Development) Act, 2016]

20th Day of June, 2025

Corum: **Dr.N. Satyanarayana, IAS_(Retd.), Hon'ble Chairperson**
Sri K. Srinivasa Rao, Hon'ble Member
SriLaxmi Narayana Jannu, Hon'ble Member

COMPLAINT NO. 96 OF 2024

1. Neha Upreti

*(R/o- Villa 268, Legends Chimes
Kokapet, Hyderabad
Telangana- 500075)*

2. Sameer Mehta

*(R/o- Villa 268, Legends Chimes
Kokapet, Hyderabad
Telangana- 500075)*

...Complainant(s)

Versus

1. M/S Bricmor TechPark LLP

*(Plot No. 293, Road No.7
Telecom Nagar, Gachibowli
Hyderabad, Telangana 500032)*

2. M/s Bricmor VR LLP

*(Plot No. 293, Road No.7
Telecom Nagar, Gachibowli
Hyderabad, Telangana 500032)*

3. M/S Bricmor Infra Projects Private Limited

*(Plot No. 293, Road No.7
Telecom Nagar, Gachibowli
Hyderabad, Telangana 500032)*

4. Nallamilli Srinivasa Reddy

*(Designated partner of Bricmor Techpark LLP
R/o-Plot No. 13, Flat No. 01,
Jayabheri Valley Colony)*

Telecom Nagar, Gachibowli
Hyderabad 500032)

5. Durga Madhavi Latha Nallamilli

(Designated partner of Bricmor Techpark LLP
R/o-Plot No. 13, Flat No. 01,
Jayabheri Valley Colony
Telecom Nagar, Gachibowli
Hyderabad 500032)

...Respondent(s)

The present complaint came up for hearing on 11.06.2025 before us in the presence of Complainant appeared through learned counsel Mr. Akshay Gupta and Respondents appeared through their Authorised Representative. Upon consideration of the submissions made by the parties, the Authority proceeds to pass the following **ORDER**:

2. The Complainant has filed complaint under Section 31 of the Real Estate(Regulation and Development) Act, 2016 (hereinafter referred to as the "RE (R&D) Act"), read with Rule 34(1) of the Telangana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred to as the "TG (RE(R&D) Rules, 2017")), alleging commission of violation of the said Act and Rules and sought for the appropriate reliefs against the Respondents.

3. Subsequently, on 18.06.2025, the Complainant filed a Memo before this Authority stating that the dispute between the parties has been amicably resolved, and that the grievance raised in the complaint has been addressed by the Respondents to the satisfaction of the Complainant.

4. It is, however, pertinent to place on record that a Show Cause Notice dated 13.11.2024 had been issued to the Respondents by this Authority for alleged contraventions of Sections 3 and 4 of the RE(R&D) Act, in connection with the subject project. The Respondents have filed their reply to the said notice, which stands taken on record in the present proceedings.

5. Notwithstanding the resolution of the private dispute between the parties, this Authority is of the view that the matter pertaining to the statutory violations under Sections 3 and 4 of the RE(R&D) Act, 2016, involves larger regulatory implications and shall be proceeded with independently, in accordance with the due process of law. The Secretary, TG RERA, is hereby

directed to take necessary and expeditious action in the matter of the pending Show Cause Notice, as per law.

6. In view of the Memo dated 18.06.2025 and the submissions made by the Complainant regarding the settlement of the dispute, the present complaint stands disposed of, with no further orders on merits.

Sd/-

**Sri. K.Srinivasa Rao,
Hon'ble Member
TG RERA**

Sd/-

**Sri.Laxmi Narayana Jannu,
Hon'ble Member
TG RERA**

Sd/-

**Dr. N.Satyanarayana,IAS(Retd.),
Hon'ble Chairperson
TG RERA**

