TELANGANA REAL ESTATE APPELLATE TRIBUNAL,
Krishna Hostel, First floor, Dr. MCHRD Institute, Road no. 25, Jubilee Hills, Hyderabad, 500033.

PRESENT : Hon'ble Justice Sri.A.Santhosh Reddy, Chairperson.
Hon'ble Sri P.Pradeep Kumar Reddy, Judicial Member.
Hon'ble Sri Vemula Sreekar, Administrative Member.

WEDNESDAY, THE ELEVENTH DAY OF NOVEMBER, 2026.
T.A.No.27/2024
(Complaint No.672/2022/TG RERA)

Between:

1.Hari Chella,
M/s.Aliens Developers Pvt. Ltd.,
Sy.No.384, 385 & 426/A, Aliens Space Station,
Tellapur, Ramachandrapuram(M),
Telangana 502 032.

2. C.Venkat Prasanna,
M/s.Aliens Developers Pvt. Ltd.,
Sy.No.384, 385 & 426/A, Aliens Space Station,
Tellapur, Ramachandrapuram(M),
Telangana 502 032. ... Appellants/ Respondents

And

M/s.AERWA,
Having office at "ALIENS ELITE APARTMENTS'
Prashanth Nagar, Miyapur, Serlingampally Mandal,
Hyderabad – 500 049 represented by President
Mr.Charles Shammi Paul, S/o.Mr.Paul,
Age: 51 years, R/o.L.504,
Aliens Elite Apt. Prashanth Nagar,
Miyapur, Hyderabad 500 049. ... Respondent/ Complainant

Counsel for the Appellant : Mr.Alluri Krishnam Rau

Counsel for the respondent : Party in person.

Order:

01). This appeal is filed u/s.44 of RE (R & D) Act, 2016 by the appellants, praying for the following reliefs :

> " ... the order dt.01.06.2024 in complaint No.672 of 2022 adjudicating the claim of the complainant is liable to be set-aside as the residential project Alens Elite which was developed by Aliens Group Infra Pvt. Ltd., was completed in the year 2011 and admittedly the members of the complainant society occupied the flats in the year 2011 itself and as per the rules framed by the Government of Telangana, which are known as TSRERA Rules,2017, the Real Estate Projects whose building permissions were approved on or after 01.01.2017 are governed by RERA and even Sec.2(j) which defines "ongoing project" also provides for the same and thereby the projects for which buildings permission were approved prior to 01.01.2017 do not come under the jurisdiction of Real Estate Regulatory Authority which is constituted u/s.20 of Real Estate (Regulation & Development) Act, 2016."

02). Learned counsel for the appellants : Mr.Alluri Krishnam Raju is present and filed a Joint Memo stating that the parties have entered into Memorandum of Understanding (MOU) dt.25.7.2025 for amicable settlement of disputes and the appellant had complied with the terms and conditions of the said MOU. The said Joint Memo is signed by counsel for the appellant and representatives of respondent Association. The Joint Memo is taken on record.

Mr.K.S.R.K.Prasad, Treasurer and Mr.Saptharshi Rai Chowdary, General Secretary of the respondent Association –

M/s.AERWA (Aliens Elite Residents Welfare Association) are present and confirmed that the appellant had complied with the terms and conditions of the MOU dt.25.7.2025. Duly recording the same, the appeal is disposed of as settled out of Court.

Transmit this order copy to the parties.

Copy of Memorandum of Understanding and Joint Memo shall be attached to this order.

Sd/-	Sd/-	Sd/-
CHAIRPERSON	**MEMBER(J)**	**MEMBER(T/A)**

// TRUE COPY//

Y. GOVINDA REDDY Digitally signed by Y. GOVINDA REDDY Date: 2026.11.14 11:59:34 +05'30'

REGISTRAR

Telangana State Real Estate Appellate Tribunal