

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

*21<sup>st</sup>Day of March 2025*

**Quorum:**                      **Dr. N. Satyanarayana, IAS <sub>(Retd.)</sub>, Hon'ble Chairperson**  
                                      **Sri K. Srinivasa Rao, Hon'ble Member**  
                                      **Sri Laxmi Narayana Jannu, Hon'ble Member**

**COMPLAINT NO.1634 OF 2023**

1. Prameela Potu
  2. Suman Dakshinamurthy Pillai
  3. Farzana Shaik
  4. Satyendra Paalapudi
  5. Ashok Barla
  6. A. Praveen Kumar
  7. P. Srinivas Rao
  8. Tarun Krishna Gannaboina
  9. Rallabandi Suresh Kumar
- ...Complainants

Versus

1. M/s Bhel NAGNAR Mutually aided Co-op. Housing Society Ltd.
2. M/s One Developers Pvt. Ltd.
3. M/s Naandi Infratech Pvt. Ltd.

Represented through its Authorised Representatives                      ...Respondents

The present matter filed by the Complainants herein came up for hearing on 14.02.2025 before this Authority in the presence of Counsel for Complainants, Sri Harinath Reddy, Counsel for Respondent No.1, Sri Nayini Rajeshwar Rao & Ms. Sravya Katta, Counsel for Respondent No.2, Sri M. V. Pratap and Counsel for Respondent No.3, Sri Siva Kumar and after hearing the arguments, this Authority passes the following **ORDER:**

2. The present Complaint has been filed by the Complainants under Section 31 of the Real Estate (Regulation & Development) Act, 2016

(hereinafter referred to as the “Act”) read with Rule 34(1) of the Telangana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred to as the “Rules”) seeking appropriate relief(s) against the Respondent.

3. The Complainants filed respective letters seeking withdrawal of the respective Complaint filed by them, on the ground that the Respondent No.1 Society conducted its general body meeting and majority of members have attended the meeting in which the Society approved the audit of the society and agreed and decided to make immediate payments to the contractor appointed by the Society on 26.05.2024 and the Respondent No.3 Builder also agreed to complete the works at the earliest point of time. That as the disputes between the parties have been amicably resolved, they sought to withdraw the above-mentioned complaints.

4. It had come to the knowledge of this Authority that the project in question is titled “BHEL Nagnar Villas” has admittedly not been registered in accordance with Sections 3 & 4 of the Act, 2016. Therefore, this Authority has taken *suo motu* cognizance of the said violations and appropriate action has been initiated against the Respondents in line with Sections 59 & 60 of the Act, 2016.

5. In light of the observations made in Para No.3 above, the present complaints are disposed of as withdrawn.

**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**