

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

**Complaint No. 168 of 2025**

***Dated: 14<sup>th</sup> of August, 2025***

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

Smt. Vaddi Naga Jaya Lakshmi  
W/o. Vaddi Vankatramana  
3-4-106/1-105, May Flower Park,  
Mallapur, kapra, Hyderabad,  
Rangareddy, Telangana - 500076

...Complainant

Versus

1. M/s Vajra Prekon Estates, Represented by its Managing Partners  
Sri. V.V. Durga Prasad, and Sri. K. Prem Chand,  
Flat No. 303, Sai Krishna Villa, D.No. 2-22-2/33 & 34,  
Plot No. 33 & 34, AS Raju Nagar,  
Kukatpally, Medchal-Malkajgiri, Telangana – 500072
2. M/s First Man Group Property Floor, Represented by its Managing Director  
Sri. Anil Kumar Pattapu,  
1<sup>st</sup> Floor, MRLS Hub, No. 45, Jai Hind Gandhi Rd,  
Ayyappa Society, Madhapur, Hyderabad, Telangana – 500081

...Respondents

The present matter filed by the Complainant mentioned herein above came up for hearing on 25.06.2025 before this Authority in the presence of Counsel for Complainant, M/s. Dejure Chambers and the representative of the Respondent Nos. 1 and 2, and upon hearing the submissions of both the parties, this Authority proceeds to pass the following **ORDER:**

2. This Complaint has been filed under Section 31 of the Real Estate (Regulation and 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 action against the Respondent.

3. In the complaint, the Complainant sought a direction to the Respondent to comply with the terms of the Agreement of Sale dated 19.02.2025 by registering the open Plot bearing No. 234, admeasuring 165 Sq. Yards, situated in the layout named “Balaji Gardens” (MITHILA E-CITY), Ameerpet, Maheshwaram Mandal, Ranga Reddy District. In the alternative, the Complainant had prayed for refund of ₹30,52,500/- along with interest at 18% per annum.

4. On 25.06.2025, the Complainant submitted a memo stating that subsequent to the filing of the complaint, the Respondent took corrective action and proceeded to register the subject plot in favor of the Complainant, vide Challan No. 194GTV170625 before S.R.O. Maheshwaram. She also stated that the said registration took place only due to the intervention of this Authority and would not have occurred otherwise.

5. The Complainant, through the said memo, has also submitted that the delay and negligence on the part of the Respondent caused unwarranted mental stress, anxiety, and financial burden, and has accordingly sought compensation of ₹5,00,000/- towards legal expenses and mental agony.

6. Upon perusal of the original complaint and reliefs sought therein, this Authority observes that no such prayer for compensation or legal expenses was made in the complaint at the time of filing. Reliefs that are not originally pleaded in the complaint cannot be granted subsequently through a memo or oral submission. Accordingly, this prayer cannot be entertained.

7. As the main relief sought in the complaint has been met, the present complaint stands disposed of. No further claims or contentions subsist between the parties, and the matter is accordingly closed.

<b>Sd/-</b>	<b>Sd/-</b>	<b>Sd/-</b>
<b>Sri K. Srinivasa Rao,</b>	<b>Sri. Laxmi Narayana Jannu,</b>	<b>Dr. N. Satyanarayana, IAS(Retd.),</b>
<b>Hon’ble Member</b>	<b>Hon’ble Member</b>	<b>Hon’ble Chairperson</b>
<b>TG RERA</b>	<b>TG RERA</b>	<b>TG RERA</b>