

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

[Under the Real Estate (Regulation and Development) Act, 2016]

Dated: 11th December, 2025

Quorum:

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

Complaint No. 275 of 2025

1. Goli Venkata Rami Reddy

2. Goli Swarna Latha

R/o: Flat 8116, Prestige High Fields, ISB Road, Financial District, Nanakram Guda, Hyderabad – 500032.

...Complainants

Versus

M/s Aditya Constructions Company India Private Limited,

Represented by its Director Thota Satyanarayana,

O/o: Aditya Mansion, Plot No. 29/A, Road No.5,

Jubilee Hills, Hyderabad – 500033.

...Respondent

Complaint No. 276 of 2025

Gandra Sridhara Reddy

R/o: Flat 4216, Prestige High Fields, ISB Road, Financial District, Nanakram Guda, Hyderabad – 500032.

...Complainant

Versus

M/s Aditya Constructions Company India Private Limited,

Represented by its Director Thota Satyanarayana,

O/o: Aditya Mansion, Plot No. 29/A, Road No.5,

Jubilee Hills, Hyderabad – 500033.

...Respondent

The above matters filed by the Complainants mentioned herein above came up for hearing on 18.11.2025 before this Authority in the presence of the Counsel for Complainant Nikunj Dugar, and the Counsels for Respondent Srinivas Achanta, M Bhargav Venkata Naga Sai, P.V. Aruna Kumari, Manasa Sriram, P. Rama Sai Kalyan, and upon hearing the

submissions, this Authority proceeds to pass the following **ORDER**:

2. This Complaints have been filed 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 “Rules”) seeking appropriate action against the Respondent.
3. The Complainants have sought appropriate directions against the Respondent, M/s Aditya Construction Company India Pvt. Ltd., in relation to Flats No. 903 and 803 respectively in the project “Aditya Capitol Heights,” situated at Hafeezpet Village, Serilingampally Mandal, Ranga Reddy District, Telangana. During the pendency of the proceedings in both matters, the Complainants filed Memos stating that the disputes between the respective parties have been amicably resolved and that Memoranda of Understanding dated 30-10-2025 have been executed recording the agreed terms of settlement.
4. In Complaint No. 275 of 2025, as stated in the Memo and in the Affidavit filed along with I.A. No. 100 of 2025, the parties have executed a Memorandum of Understanding dated 30-10-2025 setting forth the terms of full and final settlement. The salient terms of the said MoU are as follows:
 - a) The Complainants have agreed to pay a total sum of Rs. 13,52,000/- (Rupees Thirteen Lakhs Fifty-Two Thousand Only) towards the balance flat cost and one-year maintenance to the Respondent/Developer as full and final payment.
 - b) The Complainants have agreed to hand over a cheque for Rs. 1,00,000/- (Rupees One Lakh Only) towards the Corpus Fund favouring the “Aditya Capitol Heights Owners Welfare Association.”
 - c) The Respondent has agreed to bear and absorb the applicable GST amount of Rs. 6,74,500/- (Rupees Six Lakhs Seventy-Four Thousand Five Hundred Only) without claiming the same from the Complainants.
 - d) The Respondent has also agreed to waive all delay charges that were otherwise claimed or claimable against the Complainants.
 - e) The Complainants have further agreed to unconditionally withdraw the Complaint filed before this Authority by submitting the requisite withdrawal application and supporting documents prior to registration of the flat.

f) The Complainants shall hand over a Demand Draft for Rs. 13,52,000/- (Rupees Thirteen Lakhs Fifty-Two Thousand Only) payable at Hyderabad in favour of the Respondent at the time of registration, which the Respondent has agreed to accept towards full and final settlement.

g) The MoU records that upon execution of the aforesaid MoU, all issues and disputes between the Parties concerning Flat No. 903 stand fully and finally resolved and no litigation or claim subsists between them in respect thereof.

5. The Complainants therefore submitted the Memo requesting that the Complaint be closed as settled, while seeking liberty to approach this Authority in the event of any breach, default, non-compliance of the terms of the MoU dated 30-10-2025.

6. Similarly, in Complaint No. 276 of 2025, as stated in the Memo and in the Affidavit filed along with I.A. No. 101 of 2025, the parties have executed a Memorandum of Understanding dated 30-10-2025, setting forth the terms of full and final settlement. The salient terms of the said MoU are as follows:

- a) The Complainant has agreed to pay a total sum of Rs. 7,80,103/- (Rupees Seven Lakhs Eighty Thousand One Hundred and Three Only) towards the balance flat cost and one-year maintenance to the Respondent/Developer as full and final payment.
- b) The Complainant has agreed to hand over a cheque for Rs. 1,00,000/- (Rupees One Lakh Only) towards the Corpus Fund favouring the “Aditya Capitol Heights Owners Welfare Association.”
- c) The Respondent has agreed to bear and absorb the applicable GST amount of Rs. 6,74,500/- (Rupees Six Lakhs Seventy-Four Thousand Five Hundred Only) without claiming the same from the Complainant.
- d) The Respondent has agreed to waive all delay charges that were otherwise claimed or claimable against the Complainant.
- e) The Complainant has further agreed to unconditionally withdraw the Complaint filed before this Authority by submitting the requisite withdrawal application and supporting documents prior to registration of the flat.
- f) The Complainant shall hand over a Demand Draft for Rs. 7,80,103/- (Rupees Seven Lakhs Eighty Thousand One Hundred and Three Only) payable at Hyderabad in favour

of the Respondent at the time of registration, which the Respondent has agreed to accept towards full and final settlement.

g) The MoU records that upon execution of the aforesaid MoU, all issues and disputes between the Parties concerning Flat No. 803 stand fully and finally resolved and no litigation or claim subsists between them in respect thereof.

7. Based on these terms, the Complainant submitted the Memo seeking withdrawal of the complaint while requesting that liberty be reserved to approach this Authority in the event of any breach, default or non-compliance of the terms of the MoU dated 30-10-2025.

8. This Authority has carefully examined the Memos filed in both matters along with I.A. Nos. 100 and 101 of 2025 and the terms embodied in the respective Memoranda of Understanding dated 30-10-2025. The settlements have been duly recorded by the parties and the Complainants have expressed their intention to withdraw the complaints in view of the said settlement. In the circumstances and in view of the settlement reached between the parties, the requests for withdrawal in both complaints are accepted.

9. Accordingly, Complaint No. 275 of 2025 and Complaint No. 276 of 2025 stand disposed of as withdrawn in view of the settlement recorded under the Memoranda of Understanding dated 30-10-2025. Liberty is reserved to the Complainants in both matters to approach this Authority in the event of any breach, non-compliance or violation of the terms of the said MoUs dated 30-10-2025.

10. No further claims or contentions subsist between the parties and both matters are accordingly closed.

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