

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

Complaint No.65 of 2024

20th Day of August 2024

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

Sri Gattupalli Lakshmi Kalyana Venkatesh ...Complainant

Versus

1. Sri Sriram Ravi S/o Sriram Chakrapani
2. Smt. Jamakayala Bhavani W/o Kencha Ramulu ...Respondent

The captioned matter filed by the Complainant above named came up for hearing on 18.06.2024, 23.07.2024 and 14.08.2024 before this Authority in the presence of the Complainant in person and none for the Respondent, and this Authority passes the following **ORDER:**

2. The present 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 reliefs against the Respondent.

3. This Authority is in receipt of Memo dated 18.06.2024 filed by the Complainant submitting as under:

"I, G. Kalyan Venkatesh S/o G. V. Subramanyam. I'm withdrawing the registered case No.65/2024 on 18.06.2024 as the dispute has been settled with the Respondent and latest agreement is also done with the direct owner."

4. In light of the above-mentioned Memo, the matter is closed as withdrawn. However, it has come to the knowledge of the Authority that the Project i.e., “Sri Ram Kuteer” belonging to the Respondent herein is not registered with this Authority despite the same falling within the jurisdiction in accordance with Section 3 of the Act, 2016. In this regard, a Show-Cause Notice dated 18.06.2024 has been served on the Respondent, however there is no response to the same.

5. Therefore, this Authority deems it fit to impose penalty vide its powers under Section 38 read with Sections 59 & 60 of Rs.2,25,044/- (Rupees Two Lakhs Twenty-Five Thousand and Forty-Four Only)⁴ for violation of Sections 3 & 4 of the Act, 2016 payable within 30 days in favour of TS RERA FUNDS through Demand Draft or online payment to A/c No.50100595798191, HDFC Bank, IFSC Code: HDFC0007036, failing which appropriate action under Section 63 of the Act, 2016 shall be initiated against the Respondent.

Sd/-

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

Sd/-

**Sri Laxmi Narayana Jannu,
Hon'ble Member,
TS RERA**

Sd/-

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