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

Complaint No. 461 of 2026

Dated: 17th November 2026

Coram: **Sri K. Srinivasa Rao, Hon'ble Member**
Between:

Sirish Kumar Vattipally
(Plot no16/17, Flat No -103, Rocky Apartments,
Venkat Reddy Colony, Sikh Village,
Secunderabad – 500009)

...Complainant

Versus

M/s. Aditya Constructions Company Pvt Ltd
Represented by its director Mr. Thota Satya Narayana
(Aditya Mansion, Plot No 29/A, Road No – 5, Jubilee Hills,
Hyderabad, Telangana – 500033)

… Respondents

The present Complaint has 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 relief(s) against the Respondent.

1. The present complaint came up for hearing on 22.09.2026 before this Authority in the presence of the Complainant and the Respondent's Counsel that they have amicably resolved their disputes relating to Flat No 105 in "Aditya Capitol Heights", Hafeezpet Village, Serilingampally Mandal, Ranga Reddy District, Telangana.

2. The Complainant has filed a withdrawal memo on 21.09.2026, requesting permission to withdraw the complaint along with a memorandum of understanding dated 21.09.2026 entered between the complainant and the respondent.

3. As per the terms of the MoU, the parties have mutually agreed to settle the outstanding flat cost, GST and maintenance dues for an amount of Rs. 8,00,000/- as against Rs. 8,68,965/-. The Complainant has further agreed to pay Rs. 1,00,000/- towards the corpus fund, Rs. 3,79,000/- towards GST, Rs. 73,065/- towards one year's maintenance. The Complainant has acknowledged that the flat has been completed as per the agreed specifications and has undertaken to withdraw the present complaint unconditionally. Both parties have further agreed that all disputes and claims arising out of the subject flat stand fully and finally settled and that neither party shall raise any further claims against the other in respect thereof.

4. In view of the aforementioned withdrawal memo, MOU and the submissions made by the Complainant, the present complaint stands disposed of as withdrawn.

5. No further claims or contentions subsist between the parties, and the matter is accordingly closed.

Sd/-
Sri K. Srinivasa Rao,
Hon'ble Member
TG RERA

TG RERA
TELANGANA REAL ESTATE REGULATORY AUTHORITY