

**BEFORE TELANGANA STATE 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 (Retd.), Hon'ble Chairperson**  
**Sri K. Srinivasa Rao, Hon'ble Member**  
**Sri Laxmi Narayana Jannu, Hon'ble Member**

**COMPLAINT NO.1719 OF 2023**

Mr. C. Kulasekhar ...Complainant

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

**COMPLAINT NO.1718 OF 2023**

Mr. G. Venkatesh ...Complainant

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

**COMPLAINT NO.1717 OF 2023**

Mr. K. Sai Prakash ...Complainant

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

**COMPLAINT NO.1716 OF 2023**

Mr. P. Ramesh

...Complainant

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

**COMPLAINT NO.1715 OF 2023**

Mr. K. L. Singh

...Complainant

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

**COMPLAINT NO.1714 OF 2023**

Mr .M. Vinod Kumar

...Complainant

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

**COMPLAINT NO.1712 OF 2023**

Mr. Srikanth Nandanuru

...Complainant

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

**COMPLAINT NO.1710 OF 2023**

Smt. Leela Rani Asapu

...Complainant

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

**COMPLAINT NO.1709 OF 2023**

Mr. Krishna Murthy Balla

...Complainant

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

**COMPLAINT NO.1708 OF 2023**

Smt. Bhupathi Laxmi Soujanya

...Complainant

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

**COMPLAINT NO.1707 OF 2023**

Mr. J. N. V. Pocheswara Rao

...Complainant

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

Ch. Kaushik

...Complainant

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

**COMPLAINT NO.102 OF 2024**

1. Mr.Umamaheswara Rao.

2. Sharadhee Ram Nakka

3. Rajya laxmi. G

4. Pratyusha Samanthula

5. Suresh Kumar Ghantasala
6. Sudhaarani Pillai
7. Mr. Vara Prasad Anupoju
8. Narasimha Swamy Eruventi
9. Kotikalapudi Prasad

...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 Complainant 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 moto* 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**



**TG RERA**  
TELANGANA REAL ESTATE REGULATORY AUTHORITY