

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

COMPLAINT NO.76 OF 2024

17th 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

Smt. Sravanthi Patlolla

...Complainant

Versus

M/s Swarna Constructions

Represented through its Authorised Representative,

Sri S. Ramesh

...Respondent

The present matter filed by the Complainant herein came up for hearing on 05.02.2025 before this Authority and none appeared for the Complainant and the Respondent, therefore 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 Complainant and the Respondent were called for hearing on 23.07.2024 wherein both parties appeared. During the subsequent hearing on 14.08.2024, upon mutual understanding and persuasion by this Authority, the Complainant filed an undertaking dated 14.08.2024 submitting that she shall undertake to pay for the water and electricity charges for conducting interior works in the Flat allotted to her by the

Respondent until the electricity meter is fixed. The Respondent was given a copy of the said undertaking dated 14.08.2024 on 22.08.2024. Thereafter, the matter was called for hearing on 12.09.2024 to adjudicate upon the main relief sought by the Complainant i.e., for granting possession of the flat amongst other reliefs, where both parties were present and sought time to complete the interior works.

4. The matter was adjourned to 05.11.2024, however, both parties failed to appear on the said date. The matter was again called on 09.01.2025 by serving notice for hearing on both parties and also on 05.02.2025, yet both parties failed to appear.

5. This Authority observes that enough opportunities have been afforded to the Complainant to appear and submit before this Authority. Given the Complainant's consistent absence, it is apparent that the Complainant does not seek to pursue the matter. In lieu thereof, the present Complaint stands dismissed for non-prosecution.

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**