

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

Complaint No. 96 of 2025

23rd October 2025

Quorum:

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

M/s. Aparna Constructions & Estates Pvt. Ltd

*Office # 802, Astral Heights, D. No. 6-3-3S2/2&3,
Road No. 1, Banjara Hills, Hyderabad-500034,
Rep by its authorized signatory
G. Raghunath Reddy S/o. Late G. Sreenivasula Reddy,
aged about 50 years, R/o. #802, Astral Heights,
6-3-352/2 & 3, Road No 1, Banjara Hills, Hyderabad - 500034*

... Complainant

Versus

1. Guthula Bhavani

*W/o. Sri. Guthula Sriram, Aged about 33 years,
Occ: Housewife, R/o. Flat No. 205, Block - K,
Aparna Serenity, Sy. No. 25/1, Petbasheerabad Village,
Quthbullapur Mandal, Medchal-Malkajgiri District - 500100*

2. Guthula Sri Ram

*S/o. Balaram Murthy, Aged about 46 years,
Occ: Business, R/o. Flat No. 205, Block - K,
Aparna Serenity, Sy. No. 25/1, Petbasheerabad Village,
Quthbullapur Mandal, Medchal-Malkajgiri District - 500100*

... Respondents

The present Complaint has been filed by the Complainant under Section 31 of the Real Estate (Regulation & 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 "TG RE (R&D) Rules") seeking appropriate relief(s) against the Respondents.

2. On 14.10.2025, Both the parties submitted the Joint Compromise Memo Filed by the Complainant and Respondents dated 14.10.2025 requesting permission to withdraw the complaint. It was stated therein that the Respondents are undertaken alterations/constructions to external wall of the Flat No. 205 in violation of the Sanctioned Plan, terms and conditions

of the Agreement of Sale, Sale Deed, Bye-Laws of the Society and the Scheme, which affected the structural safety and also the exterior look of the building.

3. Subsequently, the Complainant and the Respondents have amicably settled the dispute out of court in respect of Flat No. 205 in the project titled “Aparna Serenity,” more particularly described in the Schedule annexed hereto (hereinafter referred to as the “Schedule Property”), in accordance with the terms and conditions mutually agreed upon by the parties, as set forth in the Joint Compromise Memo filed by the Complainant and the Respondents.

4. In view of the said Joint Compromise Memo Filed by the Complainant and Respondents and considering the voluntary and mutual nature of the request, this Authority permits the withdrawal of the complaint.

5. Accordingly, the present Complaint stands dismissed as withdrawn.

6. No order as to costs.

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

TELANGANA REAL ESTATE REGULATORY AUTHORITY