

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

Complaint No. 694 of 2025

Dated: 24th August, 2026

Quorum: **Sri K. Srinivasa Rao, Hon'ble Member**
Sri Laxmi Narayana Jannu, Hon'ble Member

Sudheer Talluri

*Flat No.1304, Block-B, Vazhraa Prathik Apartments,
Nizampet Village, Bachupally Mandal,
Medchal Malkajgiri District, Pin 500090*

...Complainant

Versus

M/s Vazhraa Nirmaan Private Ltd, Joint MD Mikkilineni Srinivasa Rao

*Flat no. 102, 103, Bhavana Enclave,
HIG 451 & 452, KPHB Colony,
Hyderabad, Telangana*

...Respondent

The present matter filed by the Complainant mentioned herein above came up for hearing before this Authority in the presence of the Complainant and the Legal Counsel for the Respondent, and upon hearing the submissions, this Authority proceeds to pass the following

ORDER:

2. This 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 action against the Respondent.

3. On 05.08.2026, the Complainant filed a Joint Memo enclosing a Memorandum of Understanding (MoU) dated 11.05.2026, stating that the disputes between the parties have been amicably settled. Under the terms of the said Memorandum of Agreement, the Respondent has agreed to convey the Amenities Block, together with 1,595.33 Sq. Yards of undivided share of land and 33 car parkings, in favour of the Vazhraa Prathik Flat Owners Co-operative Maintenance Society Limited, subject to the terms and conditions contained therein. The parties have further agreed to extend necessary cooperation in the pending proceedings before

the Telangana Real Estate Appellate Tribunal and this Authority, including for securing RERA registration of Phase III of the Project comprising Blocks G and H.

4. In view of the aforementioned Joint Withdrawal Memo and the amicable settlement arrived at between the parties, the present complaint stands disposed of as withdrawn.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

Sd/-
Sri. Laxmi Narayana Jannu,
Hon'ble Member
TG RERA

