

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

Complaint No. 158 of 2026

Dated: 24th August, 2026

Quorum: Sri K. Srinivasa Rao, Hon'ble Member

Yedupate Gopi

*R/o. Flat No. 205, Block – B04,
Sahabhabana Township, Bandlaguda,
Nagole, Hyderabad, Telangana 500068*

... Complainant

Versus

M/s. Aliens Smart City Private Limited

*Rep. by its Managing Director, Hari Challa
and Joint Managing Director, Venkata Prasanna Challa,
O/a. at Sy. No. 384, 385, Tellapur, Gachibowli, Hyderabad, Telangana 500032.*

... Respondent

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.

2. The said Complaint is filed by the Complainant mentioned herein above, came up for hearing on 31.07.2026 before this Authority. During the course of hearing, the Respondent was present and the Complainant was called absent. However, Prior to the hearing, the Complainant filed a withdrawal memo dated 29.07.2026 seeking withdrawal of the aforementioned Complaint.

3. The said Memo is filed stating that official confirmation regarding the refund was communicated by the Respondent via e-mail dated 29.07.2026 and attached the screenshot of the said mail to the withdrawal memo. In the said e-mail, the Respondent confirmed its decision to issue a Demand Draft in the sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) towards settlement of the refund claim. Furthermore, the Respondent committed to paying the balance amount of Rs. 1,14,629/- (Rupees One Lakh Fourteen Thousand Six Hundred and Twenty-Nine Only), representing interest, on or before 30.09.2026, subject to the agreed settlement terms.

4. The Complainant further submitted that, relying upon the Respondent's written assurances in good faith and expecting full compliance with the committed payment schedule, the Complainant does not wish to pursue the present Complaint further and seeks permission to withdraw the same. In view of the aforementioned withdrawal memo and the submissions made by the Complainant therein, and taking note of the settlement arrived at between the

parties, the present Complaint is permitted to be withdrawn by the Complainant and accordingly the case stands disposed of as withdrawn. No further claims or contentions subsist between the parties, and the matter is accordingly closed.

5. Before parting, this Authority deems it necessary to record that, at the initial hearing, it was observed that the subject land in “ITHACA” layout (part of the project Aliens Hub), Chennaram village, Talakondapally mandal, Rangareddy district was not registered with TG RERA as mandated under the Act. However, the Promoter/Developer/Respondent entered into an Agreement of Reservation in 2019 with the Complainant herein and received the partial sale consideration of Rs. 2,00,000/- towards sale of a plot in the said layout, which constitutes a clear contravention of Section 3(1) and 4(1) of the Act. Accordingly, a Show Cause Notice was issued to M/s. Aliens Smart City Private Limited, Rep. by its Managing Director Mr. Hari Challa and its Joint Director Mr Venkat Prasanna, directing them to submit an explanation.

6. The Respondent filed its reply dated 03.08.2026 to the Show Cause Notice. Upon perusal of the said reply, this Authority is of the view that the explanation furnished by the Respondent does not adequately address the specific issue of collection of advance consideration from the Complainant in respect of the subject plot prior to registration of the project under the Act, particularly in the context of the alleged contravention of Section 3(1) read with Section 4(1) of the Act. However, having regard to the fact that the present Complaint is being disposed of as withdrawn, this Authority deems it appropriate to afford the Respondent one further opportunity to submit a detailed explanation specifically addressing the aforesaid alleged violation and the circumstances under which the Agreement of Reservation was entered into and an amount of Rs. 2,00,000/- was received from the Complainant.

7. Accordingly, the Secretary, TG RERA is directed to issue an appropriate notice to the Respondent providing an opportunity to submit a further explanation on the alleged contravention of Section 3(1) read with Section 4(1) of the Act, within the time stipulated therein. Upon receipt of such explanation, the Authority shall consider whether initiation of suo motu proceedings is warranted in accordance with law. The disposal of the present Complaint as withdrawn shall not, in any manner, preclude or prejudice the Authority from examining the aforesaid alleged violation independently.

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