

**BEFORE THE ADJUDICATING OFFICER,
TELANGANA REAL ESTATE REGULATORY AUTHORITY,
HYDERABAD.**

Dated, this, the 23rd day of SEPTEMBER, 2026.

Present:- Sri M.Rajamouli Sharma,
Adjudicating Officer.

C.C.P.No.29/2024/TG RERA

Between:

Sri Vamshidhar Mothipalli S/o M.Chandrashekar, aged 44 yrs,
Occ: Software Employee, presently r/at 9412 Ruidosa Trl, Irving,
TX-75063, Permanent R/o H.No.1-11-126/10, Shamlal Buildings,
Begumpet, Hyderabad 500016, rep., by it GPA Holder
Sri M.Chandrashekar.

...Complainant.

and

Aditya Constructions Company India Pvt. Ltd., rep., by
its Director Sri Thota Satyanarayana S/o late T.Rama Rao,
aged: 57 yrs, Occ: Business, having its Corporate office
at Aditya Mansion, Plot No.29/A, Road No.5, Jubilee Hills,
Hyderabad - 500 033.

... Respondent.

This complaint came up before me on 08.09.2026 for final hearing in the presence of Sri P.Maheedhar, Advocate for the complainant and of Smt.Aruna Kumari, Counsel for the respondent, upon perusing the material available on record and having heard both sides and having stood over for consideration till this day, the following order is passed:

ORDER

The complainant filed this complaint under Section 31 read with Section 71 of the Real Estate (Regulation and Development) Act, 2016 (for short "*the Act*") against the respondent seeking compensation of:

- (1) Rs.10,00,000/- for causing mental agony;
- (2) Rs.18,00,000/- for loss of anticipated rental income;

(3) Rs.10,00,000/- for cheating him, by entering into an agreement of sale in respect of property being constructed in the prohibited land; and

(4) Rs.2,00,000/- towards legal expenses.

2. Brief averments of the complaint are as follows:

2(a). The Respondent is a private Limited Company incorporated under the Companies Act, 1956 and they have entered into Development Agreement-cum-power of Attorney dt.01.01.2012 with M/s. Savera Constructions Pvt. Ltd., and Smt.C.Kasthuri Bai, joint owners of land of Ac.10-00 in Sy.No.78 situated in Hafeezpet village, Sherilingampalli Mandal, Ranga Reddy District for development and agreed to construct multi-storied residential apartment complex under the name of “**Aditya Capitol Heights**”.

2(b). Based on the prospectus of the respondent and the promises made by their marketing personnel, the complainant entered into an Agreement of Sale dt.23.03.2018 for purchase of Flat No.1107 on 11th Floor, B-Block admeasuring 2125 Sq.feet along with two Car parkings in the basement with an undivided share of 49.06 Sq.yards of land to be constructed in the above said land, for a sale consideration of Rs.1,02,62,500/- (Rs.One Crore, Two Lakhs, Sixty Two Thousand and Five Hundred only) and paid total amount of Rs.85,55,367/- (Rupees Eighty Five Lakhs, Fifty Five Thousand, Three Hundred and Sixty Seven only) (an amount of Rs.11,26,250/- as advance and an amount of Rs.74,29,117/- as loan disbursement by PNB Housing Finance Ltd.) as per the tripartite agreement dt.20.02.2018 with the Bank.

2(c). As per clauses 4 and 5 of the Agreement of Sale, the respondent offered a scheme called “Pre-EMI payment scheme” and as the Pre-EMI payment scheme, the respondent has undertaken to pay EMIs to the Bank against the loan disbursement amount until completion of flat and after completion of flat, the complainant has to pay EMIs, but the respondent failed to pay any amount towards Pre-EMI payments. The respondent has prepared the agreement of sale with malicious intention without giving any assurance in writing regarding completion and handing over possession of Flat to the complainant. Though more than six years have elapsed from the date of agreement of sale, the respondent failed to complete the work and obtain Occupancy Certificate even as on date. The respondent has not taken any steps to complete the construction and hand over possession of the Flat to the complainant till date. The progress of construction is being carried out at a snail’s pace. The building permission issued on 19.03.2015 was expired in March, 2020. The complainant sent *e-mails* to the respondent during the period from 02.05.2018 to 24.08.2018 enquiring as to when they are going to complete the construction and give possession of the Flat and the respondent gave evasive replies. The complainant has paid an amount of Rs.26,62,436/- more than the applicable GST as per the rules in force till date in the name of EMI.

2(d). As per clause 17 of agreement of sale, the respondent has undertaken construction of multi-storied residential apartments complex on the said land which is free from all encumbrances and is having marketable title, but later the complainant came to know that where the construction is being

carried on, is in the [list of](#) land prohibited under Section 22-A of the Registration Act. The respondent having knowledge about the said fact, sold the same to the complainant, thereby the respondent has cheated the complainant. Thus, the complainant under tremendous mental pressure regarding his hard earned money paid to the respondent. The project financier PNB Housing Finance Ltd., has sent a letter to the complainant seeking clarification that there has been no demand request since one year and expressed [dissatisfaction](#) regarding construction progress. The complainant has sent an e-mail dt.07.12.2019 to the respondent seeking clarification regarding completion of construction and Pre-EMI dues, but the respondent did not respond.

2(e). The complainant has sent a legal notice to the respondent in the month of November, 2023 seeking explanation for delay in handing over the flat and also regarding violations noticed by the complainant, but the respondent did not choose to respond. The respondent is carrying on the construction of the Project in a substandard manner and not in line with the standards as promised in advertisement and the Project brochure. As there is delay of nearly six years in completing the Project in respect of completing all the specifications, amenities, facilities and [getting](#) the Occupancy Certificate, the complainant is entitled for compensation as claimed under Section 18 of the Act. Hence, this complaint.

3. On service of notice, the respondent appeared through their Counsel and filed written statement denying all the material averments made in the complaint and stating as under:

3(a). The complainant is a habitual defaulter since the inception of booking the Flat in the Project. The complainant was fully informed of and he consented to the terms and conditions of agreement of sale and now making attempts to evade his obligations under the Agreement of sale. As on the date of Agreement of Sale, the complainant has paid only Rs.10,26,250/- to the respondent and agreed to pay the balance amount through bank loan and further balance amount at the time of hand over for interiors. The complainant not only delayed payment of the booking amount, but also failed to adhere to subsequent payments as per schedule, thereby causing significant financial strain on the Project. The complainant being a chronic defaulter from the beginning, stopped making payments midway during the construction and instigated the banker against the respondent.

3(b). It is false to allege that the respondent failed to pay pre-EMIs, especially when the complainant failed to comply with the terms and conditions of payment under the Agreement of sale. As per clause 5 of the Agreement of Sale, if the purchaser fails to make payments as per the demand letters issued by the respondent and becomes a defaulter, the complainant will lose eligibility for pre-EMI payments, as such, the complainant is not entitled for any benefit under the pre-EMI scheme.

3(c). The respondent denies the baseless allegations made by the complainant regarding drafting of Agreement of Sale. The complainant took approximately 82 days to read the terms and conditions of agreement of sale before signing on it. Construction period had to be extended due to Covid.19 and therefore, it is not true to state that there is a delay of six

years. The respondent denied that the Flat is not completed till date as the respondent has already applied for Occupancy Certificate. The delay was caused solely by the complainant as he is a habitual defaulter and not due to any **fault** on the part of the respondent. The Project is completed and the respondent has already made an application for Occupancy Certificate. The Flats are ready for possession as the installation of lifts is also completed by the respondent. The respondent got extension of time pursuant to permission granted by the State Government vide G.O.Ms.No.107 as part of suo motu extension due to force majeure event of Covid-19 pandemic. The complainant delayed payments across multiple instalments as follows:-

2 nd instalment	56 days
3 rd instalment	56 days
4 th instalment	851 days (28 months)
5 th instalment	1026 days (34 months)
6 th instalment	482 days (16 months)
7 th instalment	449 days (15 months)
8 th instalment	1076 days (36 months)

These delays resulted in unpaid delay charges amounting to Rs.26,21,838/-. The Bipartite loan agreement between the complainant and Punjab National Bank Housing Finance Ltd., is independent of the respondent, who bears no liability to bank related matters much less any amount as alleged by the complainant. The complainant knowingly signed the Tripartite Agreement as a part of the loan process, which was mandated

by the Bank. The complainant was fully aware of the terms and conditions associated with securing a loan. The complainant has opted to avail loan from the Bank to finance the cost of the Flat and as a matter of procedure, required to sign the Tripartite Agreement and the same requirement stems directly from the condition of the Bank and was not a part of any stipulation imposed by the respondent.

3(d). It is denied by the respondent that the Tripartite Agreement was entered into by the complainant for the purpose of construction and it was executed for the purpose of borrowing money from the Bank. The respondent affirms as conveyed through Clause 17 of the Agreement of Sale dt.23.03.2018 that the land in question is free from encumbrances and has a marketable title. Any claim otherwise is baseless and misleading as the land in question is as per the records is free from any legal issues and no on-going litigation affects its title or status. The complainant's allegation that the Project in question is on the land in prohibited list under Section 22-A of the Registration Act is false. The complainant had ample opportunity to verify the legality of title before entering into any agreement with the respondent and it is out of his own volition he has booked the Flat in the Project. Further, the Project has undergone rigorous due diligence by independent banks, confirming its legal and technical compliance.

3(e). Land in Sy.No.78 under reference has huge extent of land and the Project is built on Ac.10-00 of land belonging to the land owners with clear title and the same is confirmed by the Hon'ble Supreme Court in S.L.P.No.22420 of 2011 and dismissed the plea of the State Government.

The Hon'ble Supreme Court has confirmed the order of the Hon'ble High Court of Andhra Pradesh in C.S.No.14 of 1958 and the decree holders became owners of the respective lands. Therefore, the allegations made by the complainant are false and made only to evade further payments due to the respondent. The complainant has deliberately stopped payments to the bank despite dues pending since the year 2019. There is no inordinate delay in construction of the project. Construction is being carried out as per the building permit obtained from time to time. The complainant has invented certain allegations to wrongfully claim compensation from the respondent. The respondent did not receive any notice from the complainant or his Counsel, therefore, the allegation that the respondent failed to respond to the notice is false and without any foundation. The respondent has made every reasonable effort to complete the Project despite the challenges posed by the complainant's default and the complainant has to make balance payment due to the respondent and get the sale deed registered, but he is not entitled for compensation on the ground of delay and use of substandard material. In fact, the complainant is a defaulter and is liable to pay damages to the respondent. Finally, the respondent prayed to dismiss the complaint.

4. The complainant filed rejoinder denying the averments made in the written statement and reiterating the averments [made in](#) the complaint.

5. No oral evidence was adduced by both parties. However, the complainant got marked the documents as Exs.A1 to A12 and the respondent got marked the documents as Exs.B1 and B2 with consent.

6. Heard both sides.

7. **Now the Points for consideration are :**

i) **Whether the complainant is entitled to compensation as claimed?**

ii) **To what relief?**

8. **POINT No.1:**

As can be seen from the pleadings of both parties, the complainant did not dispute as regards to the respondent entering into Development-cum-power of Attorney dt.01.01.2012 with the land owners, viz., M/s. Savera Constructions Pvt.Ltd and Smt.C.Kasthuri Bai in respect of Ac.10-00 of land in Sy.No.78 of Hafeezpet village, Sherilingampalli Mandal, Ranga Reddy District for construction of multi-storied Apartment complex under the name of “**Aditya Capitol Heights**”.

9. Further, it is an admitted fact that the complainant entered into an Agreement of Sale dt.23.03.2018 under Ex.A1 for purchase of Flat No.1107 on 11th Floor, B-Block admeasuring 2125 Sq.feet along with two Car parkings in the basement with an undivided share of 49.06 Sq.yards of land in “**Aditya Capitol Heights**” for a sale consideration of Rs.1,02,62,500/- (Rs.One Crore, Two Lakhs, Sixty Two Thousand and Five Hundred only) and paid total amount of Rs.85,55,367/- (Rupees Eighty Five Lakhs, Fifty Five Thousand, Three Hundred and Sixty Seven only) comprising an advance amount of Rs.11,26,250/- and loan disbursement amount of

Rs.74,29,117/- by PNB Housing Finance Ltd.) as per the tripartite agreement dt.20.02.2018 under Ex.A6.

10. The dispute is with regard to (1) non-payment of sale consideration by the complainant to the respondent as per payment schedule agreed by the parties and mentioned in Agreement of Sale Ex.A1, (2) non-payment of pre-EMIs by the respondent to the Punjab National Bank Housing Finance Ltd; (3) non-completion of “**Aditya Capitol Heights**” project and not handing over possession of the Flat as promised by the respondent and (4) Aditya Capitol Heights Project is being constructed by the respondent on the land in the list of prohibited lands under Sec.22-A of Indian Registration Act.

11. It is submitted on behalf of the complainant that the respondent failed to pay pre-EMIs to Punjab National Bank Housing Finance Ltd., upto completion of the Flat as agreed under Ex.A1 agreement of sale and the complainant made payment of pre-EMIs to the said Bank and the respondent failed to reimburse the same to him falsely claiming that he has to pay GST charges.

12. On the other hand, it is submitted on behalf of the respondent that as per clause (9) of Agreement of sale Ex.A1, the complainant has to pay all statutory charges, taxes, Cess, VAT, GST etc, which the complainant failed to pay and the respondent intimated the same through *e-mails* to the complainant and requested to adjust the pre-EMIs amount paid by him towards payment of GST charges payable to the respondent.

13(a). It is further submitted that the complainant had not made payments towards sale consideration as per payment schedule mentioned in the Agreement of sale agreed and signed by the complainant, which resulted in the delay of Project.

13(b). In reply, it is submitted on behalf of the complainant that the respondent neither furnished the GST number nor invoice intimating the GST payable by him and the respondent falsely claiming GST to evade payment of pre-EMIs to the Bank. It is further submitted that as the Project work was delayed and the Bank has not distributed loan amount fully, therefore, it cannot be said that the complainant defaulted in payment of amount as per schedule.

14(a). As per clause (4) of Agreement of sale Ex.A1, the complainant opted for pre-EMI scheme with 10% at the time of booking; 85% after availing home loan and 5% at the time of possession. As per clause (5) of the Agreement of sale, the pre EMI payments shall be paid by the respondent till the period of completion of the Flat. For payment of sale consideration by complainant time schedule also mentioned in clause (5) of the Agreement. As per clause (9) of the Agreement of sale, the complainant has to pay all statutory charges including the GST to the respondent.

14(c). Ex.A2 is loan disbursement letter dt.22.02.2018 of Punjab National Bank Housing Finance Ltd., sent to the complainant. Ex.A5 is bunch of e-mails exchanged in between the complainant and the respondent during the period from 02.05.2018 to 02.03.2024 with regard to non-payment of pre-EMI instalments by the respondent to the Bank; payment of

the same by the complainant and asking reimbursement of the same by the respondent and in turn, [the](#) respondent asking the complainant to deduct the [said](#) amount [from the amount](#) payable to him towards GST charges. Some of the *e-mails* sent by the respondent, reveal that the complainant is in default of payment of part of sale consideration and the respondent demanded payment of the same and also informed that they are cancelling booking of Flat by the complainant. Ex.A6 is Tripartite Agreement between the complainant, respondent and the PNB Housing Finance Ltd. Ex.A7 is statement of account of the complainant with PNB Housing Finance Ltd. These document show the entire sale consideration as agreed between the parties not paid by the complainant to the respondent [resulting in cancellation of booking of Flat](#) for the reasons as stated hereunder:

- i) That the pre-EMIs instalments to be paid to PNB Housing Finance Ltd., by the respondent as agreed under Ex.A1 were not paid;
- ii) That the complainant has not paid the sale consideration as per payment schedule agreed by the parties; and
- iii) That the stage of construction of the Project was not intimated timely to the banker which granted housing loan, resulting in stoppage of further disbursement of loan amount.

14(d). For non-payment of pre EMI instalments to the bank, the respondent has [submitted](#) that the complainant has not paid GST charges and also not made payment of sale consideration as per payment schedule, therefore, the pre-EMI scheme was cancelled and they are under no obligation to pay the same.

14(e). In clause 5 of Agreement of sale, it is stated that if purchaser fails to make payment as per the demand letter issued by the Company and became defaulter, the purchaser shall not be entitled for pre-EMI payments. The respondent has stated in his counter about the delay in payment made by the complainant and also not making payment as per schedule. The complainant has not disputed the same.

15. As can be seen from the agreement of sale, no date is fixed for handing over possession of the Flat to the complainant. The complainant states that the agreement of sale is drafted without mentioning the date of delivery of possession of the Flat. Ex.A1 Agreement of sale is signed by both the parties. The complainant is aware of not mentioning the date for handing over possession of Flat in the Agreement of sale and it is known to him on the date of execution of the same. Having signed the Agreement Ex.A1, now the complainant cannot contend that the Agreement of sale is drafted with a malicious intention. Further, the complainant submitted that though more than six (6) years time elapsed, the project work is not completed and inspite of repeated e-mails and legal notices, the respondent did not inform about the date of completion and date of handing over possession and there is no response from the respondent, thereby he suffered mental agony having invested his hard earned money and obtaining loan from the bank by paying huge interest. Ex.A3 is office copy of legal notice and Ex.A4 is postal track consignment showing that the consignment, i.e., legal notice is delivered to the respondent.

16. On behalf of the respondent, it is submitted that due to Covid-19, the delay was caused to the Project as the labour went to their native places, as a result, the construction work was stopped for about a year or more and this is not at the fault of the respondent and it is due to *force majeure* and the Government having considered this situation, have issued a GO extending the period and thereafter, entire work is completed and only electrical and installation of lift work is pending and the same was intimated to the complainant and in the meanwhile, complainant filed a complaint under Form "M" before the Real Estate Regulatory Authority claiming refund of the amount paid by him for purchase of Flat and the same was allowed directing the respondent to refund an amount of Rs.82,43,085/- to the complainant with interest at 10.75% per annum calculated from the respective dates of each payment made by the allottee to the respondent in respect of the subject unit. Therefore, claim for compensation in this case is not tenable and the complaint is liable to be dismissed.

17. To substantiate the same, the respondent relied upon Ex.B1 and B2. Ex.B1 is copy of letter dt.03.12.20024 addressed by respondent to the Chief City Planner, GHMC, Hyderabad stating that the entire construction work is completed and requested to issue Occupancy Certificate in respect of the Project in question. Ex.B2 is copy of G.O.Ms.No.107, Municipal Administration & Urban Development (Plg.III) Department, Dt.08.07.2000 of Government of Telangana State that due to exceptional difficult circumstances created by pandemic Covid-19, the validity period of 12 months is extended for all buildings/layout approvals whose validity period

was expired on 25.03.2020 or going to expire upto 31.03.2021. The building permission granted to the respondent expired in the month of March, 2020, as such, the G.O. issued by the Government of Telangana applicable to the respondent Project.

18. In the complaint filed under Form “M” by the complainant before the Real Estate Regulatory Authority, the Authorities have ordered for refund of Rs.82,43,085/- along with interest. Admittedly, possession of the Flat was not delivered to the complainant by the respondent and cancelled the booking. The complainant, with an intention to have residential house, entered into an Agreement of Sale with the respondent for purchase of a Flat in “**Aditya Capitol Heights**” taken up by the respondent by paying his hard earned money and also by obtaining housing loan from PNB Housing Finance Ltd., and waited for more than 6 to 7 years with a fond hope that the Project will be completed and possession of the Flat will be given to him, but it was not happened. During this period, he has undergone lot of mental agony and financial loss and, therefore, he is entitled for compensation under the head of causing mental agony. As to the quantum of amount to be granted as compensation under this head, by considering the facts and circumstances of the case, I am of the view that grant of compensation of Rs.1,00,000/- (Rupees One Lakh only) to the complainant would be just and reasonable.

19. So far as loss of rental income, the complainant has stated that he is residing in USA and had possession of Flat been delivered to him in time, he

would have let out his Flat and have earned rent and as it was not happened, he sustained loss. As stated [above](#), in the agreement, no date [is](#) fixed for handing over possession of the Flat. [Further](#), there is no agreement between the parties that in case of delay in delivery of possession of the Flat beyond agreed date, he is entitled for anticipated rental income as compensation. Thus, to award anticipated rental income as compensation, there is no agreed date for delivery of possession and there is no agreement to pay anticipated rental income as compensation if delivery of possession is delayed. Therefore, no compensation can be granted to the complainant under this head.

20. Complainant also claimed Rs.10,00,000/- as compensation for cheating and submitted that in Clause (17) of the Agreement of sale, the respondent has stated that the land where the Project is being taken up is free from encumbrances and has clear title. But, contrary to the said condition in the agreement, the land on which the Project is being taken up is in Sy.No.78 of Hafeezpet village, Shereilingampalli Mandal, Ranga Reddy District, which is a prohibited land under Section 22-A of the Indian Registration Act, therefore he is entitled for compensation for cheating. To support his contention, he relied upon Ex.A9.

21. Ex.A9 copy of order filed by the complainant shows that one of the owners of the land on which the Project is being taken up filed a Writ Petition before the Hon'ble High Court For the State of Telangana in W.P.No.24115 of 2022 challenging the inaction of the Respondent Nos.3 and 4 therein for refusing registration and the Hon'ble High Court directed

Respondent Nos.3 and 4 to register the conveyance deeds regarding the Flats in Adithya Capital Heights in Sy.No.78 of Hafeezpet village, Serilingampalli Madal, Ranga Reddy District, subject to the outcome of the Writ Petition. Thus, the direction given by the Hon'ble High Court of Telangana for registration of the flats in the Project in question, is subject to result of the Writ Petition.

22. The respondent has submitted that the land in Sy.No.78 of Hafeezpet village, Shereilingampalli Mandal, Ranga Reddy District is having huge extent of land and the land on which the Project is being take up is a part of it and it belongs to the land owners with clear title and the same is confirmed by the Hon'ble Supreme Court in S.L.P.No.22420 of 2011 and dismissed the plea of the State Government. Therefore, the allegation made by the complainant is false. The respondent did not place any such evidence before this Authority. However, the matter is [said](#) to be pending before the Hon'ble [High](#) Court. Therefore, this Authority is refrained from making any observation in this regard. In these circumstances, the complainant is not entitled for any compensation under this head. The complainant also claiming Rs.2,00,000/- towards legal expenses. But, considering the facts and circumstances of the case, the complainant is entitled to Rs.20,000/- (Rupees Twenty Thousand only) towards legal expenses. Accordingly, the Point is answered.

23. The complainant is entitled for compensation and towards cost of litigation, as under:

Sl.No.	Head(s)	Amount (in Rupees)
1	Compensation towards mental agony.	Rs.1,00,000-00
2	Compensation towards cost of this proceedings.	Rs. 20,000-00
	TOTAL	Rs.1,20,000-00

(Rupees One Lakh and Twenty Thousand only)

In the result, the complaint is partly allowed directing the respondent is directed to pay an amount of **Rs.1,20,000/- (Rupees One Lakh and Twenty Thousand only)** to the complainant towards compensation and legal expenses within sixty (60) days from the date of this order, failing which, the respondent shall also be liable to pay interest @ 10% per annum (Today's highest MCLR rate of 8% plus 2%) from the date of this order till realization, as per Rule 15 of the Rules.

The claim of the complainant for compensation for loss of anticipated rental income and for cheating is rejected.

Dictated to the Court Officer, transcribed by him, corrected and pronounced by me in open Court on this, the 23rd day of SEPTEMBER, 2026.

**ADJUDICATING OFFICER,
TG RERA: HYDERABAD.**

APPENDIX OF EVIDENCE
WITNESSES EXAMINED
NONE

Exhibits Marked for Complainant marked by consent.

Exhibit	Date	Description of document
Ex.A1	Dt.23.08.2018	Copy of Agreement of Sale.
Ex.A2	Dt.NIL	Copy of disbursement letter.
Ex.A3	Dt.27.11.2023	Copy of Legal notice issued by complainant to the respondent.
Ex.A4	Dt.12.04.2023	Copy of Postal track consignment.
Ex.A5	Dt.03.05.2018	Mail sent by complainant to Sri K.Laxman Rao.
Ex.A6	Dt.23.03.2018	Copy of Tripartite Agreement.
Ex.A7	Dt.05.02.2025	Copy of Statement of Account in respect of loan sanctioned to the complainant.
Ex.A8	Dt.NIL	Copy of broucher of Capitol Heights Project.
Ex.A9	Dt.05.09.2022	Copy of order of Hon'ble High Court for the State of Telangana in W.P.No.24115 of 2022.
Ex.A10	Dt.05.07.2024	Copy of mail sent by the :Punjab National Bank to complainant.
Ex.A11	Dt.09.08.2024	Copy of Notice for payment of outstanding dues sent to complainant by respondent.
Ex.A12	Dt.09.03.2024	Copy of Special Power of Attorney issued by complainant nominating Sri M.Chandrasekhar as his Special Power of Attorney.

EXHIBITS MARKED FOR RESPONDENT by consent

Ex.B1	Dt.03.12.2024	Copy of release of Occupancy Certificate.
Ex.B2	Dt.08.07.2020	Copy of G.O.Ms.No.107, Municipal Administration & Urban Development (Plg.III) Development, Govt.of Telangana.

**ADJUDICATING OFFICER,
TG RERA: HYDERABAD.**

C.