

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

Complaint No. 127 of 2024

Dated: 03rd December 2024

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

L Balaraju

(R/o A407, Kollur, beside Birla open Mind International School, RC Purum, Sangareddy - 502300))

...Complainant

Versus

M/s Svadha Kolluru Projects

(Rep by Ms. A Kusuma Kumari, Plot no.61, Shilpa Hills, Kondapur - 500084)

...Respondent

The present matter filed by the Complainant herein came up for hearing on 03.12.2024 before this Authority wherein Complainant present in person and Sri V Surendra for the Respondent, and after hearing upon the parties, this Authority passes the following **ORDER:**

2. The present Complaint has been filed by the Complainant 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 directions against the Respondent for alleged deficiencies in the project "SvadhaKollur".

3. The Complainant submitted that various issues existed in the project, including:

- a. Absence of a canopy above the designated car parking space (A23),
- b. Improper finishing of tile joints in the flat despite prior complaints,
- c. Alleged discrepancy in the area measurement of Flat A407,
- d. Absence of recreational facilities such as resting chairs near the clubhouse pool,
- e. Non-installation of a cricket practice net as shown in promotional materials,
- f. Dust accumulation in the cellar due to improper venting,

- g. General deviation from the promises made in brochures and promotional videos affecting approximately 190 flat buyers.
4. The Complainant also requested the Authority to take note of these issues and to prevent the Respondent from launching another project titled "Svadha Mackenna" (Telangana RERA Reg. No. P01100005647).
5. In response, the Respondent's representative submitted that the complaint was wrongly addressed to M/s SvadhaKolluru Projects, and the Managing Director, Ms. A. Kusuma Kumari, is not an addressee at the address to which the notice was issued. It was further contended that there exists no contractual relationship between the Complainant and the said company as the alleged grievances are not against the company itself.
7. During the course of the hearing, the Complainant agreed to the Respondent's submission and admitted that he was unaware of the correct address and appropriate party to be impleaded. The Complainant voluntarily submitted that he wishes to withdraw the complaint with liberty to file a fresh complaint against the correct party with the appropriate address.
8. This Authority is of the considered opinion that no adjudication on merits is warranted in the present matter at this stage, as the Complainant has sought permission to withdraw the complaint due to procedural deficiencies.
9. Accordingly, the present complaint is dismissed with liberty to the Complainant to file a fresh complaint by impleading the appropriate party.

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

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

Sd/-
Dr. N. Satyanarayana, IAS (Retd.),
Hon'ble Chairperson
TG RERA