BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY
[Under the Real Estate (Regulation and Development) Act, 2016]
Complaint No. 171 of 2026
Dated: 24th October, 2026
Quorum: Sri K. Srinivasa Rao, Hon'ble Member

Challa Venu Gopal Reddy
R/o. H.No. 541/A, Phase-1,
Allwyn Colony, Kukatpally,
Hyderabad, Telangana -500072. **… Complainant**

Versus

M/s. Tripura Constructions
Rep. by its Managing Director, Pasupuleti Sudhakar
O/a. Beside Benz Show Room, Madhapur, Hyderabad. **… 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 17.09.2026 before this Authority. During the course of hearing, both the Complainant and the Respondent were present. The Complainant filed a withdrawal memo dated 17.09.2026 seeking withdrawal of the aforementioned Complaint.

3. The Complainant, through the said Memo, submitted that the Respondent had entered into a Development Agreement (Tripartite Agreement) with M/s. Rock Infra and the flat purchasers for the development of a Residential project in Ac 11-31 guntas of Sy.No. 380/P, Tellapur village, Ramachandrapuram Mandal, Sangareddy District, Telangana, wherein the Complainant submitted that he was promised by the Respondent that his name is included in the list of flat purchasers of the said project at Tellapur and that a flat would be allocated to him.

4. The Complainant further submitted that, relying upon the Respondent's assurances in good faith and expecting full compliance with the Development Agreement, the Complainant does not wish to pursue the present Complaint further and sought 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made by the Complainant therein, and taking note of the Tripartite Agreement, the present Complaint is permitted to be withdrawn by the Complainant and, accordingly, the case stands disposed of as withdrawn.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. However, liberty is granted to the Complainant to file afresh in case of non-compliance by the Respondent.

5. Before parting, this Authority deems it necessary to record that, at the initial hearing, it was observed that the subject project was not registered as mandated under the RE(R&D) Act. However, the Promoter/Developer/Respondent entered into a Memorandum of Understanding on 19.12.2022 with the Complainant herein and received the entire sale consideration of Rs. 44,55,000/-(excluding GST) towards sale of a flat in the said project(the MOU specifies the project name as Tripura Nirvana, situated at Tellapur, Sangareddy District), which constitutes a clear contravention of Section 3(1) and 4(1) of the RE(R&D) Act. Accordingly, a Show Cause Notice was issued on 16.04.2026 to M/s. Tripura Constructions, represented by its Managing Director, Pasupuleti Sudhakar, directing them to submit an explanation.

6. The Respondent filed its reply dated 15.05.2026 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 sale consideration from the Complainant in respect of the subject flat, prior to registration of the project under the RE(R&D) Act, particularly in the context of the alleged contravention of Section 3(1) read with Section 4(1) of the RE(R&D) 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 MOU was entered into and an amount of Rs. 44,55,000/- (excluding GST) was received from the Complainant prior to registration of the project.

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 RE(R&D) 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