



**THE ANDHRA PRADESH REAL ESTATE REGULATORY AUTHORITY
AT: VIJAYAWADA**

On 6th day of November, 2025

Corum: Sri A. Jagannadha Rao, Hon'ble Member,
Sri M. Venkata Ratnam, Hon'ble Member,
Sri D. Srinivasa Rao, Hon'ble Member.

IA No: 10/2025

in

Complaint No: 36/2021

Between:

1. Sri Valluru Basavaiah Chowdary,
2. Sri. Valluru Kesav,
3. Mrs. Valluru Saroja,
No.2 and 3 are represented by GPA Holder
Valluru Basavaiah Chowdary,
4. Smt. Valluru Uma Devi,
D.No: 62-2-25, Patamata Lanka, Vijayawada.

...Complainants

And

1. M/s Sahiti Orchids Infratec LLP,
Plot No. 36, D.No: 8-2-293/82/A/1222,
4th Floor, Jubilee Hills, Hyderabad,
Rep by its Managing Partner,
Sri. B.Lakhmi Narayana.
2. Sri. B.Lakshmi Narayana,
Plot No.36, D.No: 8-2-293/82/A/1222,
4th Floor, Jubilee Hills, Hyderabad.

...Respondents



ORDER

The proposed implead petitioners, i.e., Sri Rapolu Jagan, S/o Ramachandrayya, and five others, filed an Interlocutory Application (I.A.) seeking to implead the petitioners in I.A. Nos. 1 to 6 as Respondents 3 to 8 in C.P. No. 36 of 2021, on the ground that they are allottees who have purchased property in the same project and are therefore proper and necessary parties to the complaint.

Originally, the complaint was filed under Section 31 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "RERA Act"), read with the Andhra Pradesh Real Estate (Regulation and Development) Rules, 2017, seeking a direction to the promoter to compensate for the loss of plinth area in the allotted flats on the ground and first floors, allegedly caused due to the construction of a ramp and compliance with fire safety norms.

The complainant had also sought that the promoter be penalised for violation of the provisions of the Real Estate (Regulation and Development) Act, 2016 ("the Act").

Subsequently, the complainant filed a Memo dated 01.08.2025, expressing his intention to withdraw the present complaint, C.P. No. 36 of 2021.

The implead petition was opposed by the learned counsel for the complainant, who contended that the complainant has an absolute right to withdraw his complaint and that the proposed implead petitioners have no *locus standi* to object to the same.



Upon perusal of the record, it is observed that the relief sought by the complainant pertains exclusively to the alleged loss of plinth area in his allotted flat, which is a personal and individual grievance.

The learned counsel for the complainant further submitted that withdrawal of the complaint will not, in any manner, affect the rights of the proposed implead petitioners.

In view of the above, the proposed implead petition is hereby dismissed as not maintainable. However, it is made clear that the proposed implead petitioners, if so advised, are at liberty to file a separate complaint before this Authority claiming appropriate relief under the provisions of the RERA Act and the rules made thereunder.

Accordingly, the proposed implead petition is dismissed as not maintainable.

(Typed as per the dictation of the Authority, corrected and pronounced in open court on this 6th day of November, 2025.)

Sd/-
Sri. D.Srinivasa Rao
Member

Sd/-
Sri. M.Venkata Ratnam
Member

Sd/-
Sri. A. Jagannadha Rao
Member

//Forwarded:: By Order//



