



THE ANDHRA PRADESH REAL ESTATE REGULATORY AUTHORITY  
AT: VIJAYAWADA

On 6<sup>th</sup> 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.

**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,  
4<sup>th</sup> Floor, Jubilee Hills, Hyderabad,  
Rep by its Managing Partner,  
Sri. B.Lakshmi Narayana.
2. Sri. B.Lakshmi Narayana,  
Plot No.36, D.No: 8-2-293/82/A/1222,  
4<sup>th</sup> Floor, Jubilee Hills, Hyderabad.

...Respondents

## **O R D E R**

This complaint is 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.



The complainant filed the present complaint 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 has 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.

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 constitutes 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 any third parties.

In view of the above, the Memo filed by the complainant seeking withdrawal of the complaint is accepted, and the complainant is permitted to withdraw C.P. No. 36 of 2021.

No order as to costs.

Accordingly, the complaint is dismissed as withdrawn.

(Typed as per the dictation of the Authority, corrected and pronounced in open court on this 6<sup>th</sup> 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//

