

**ANDHRA PRADESH REAL ESTATE APPELLATE TRIBUNAL AT AMARAVATI**

**APPEAL No.1/2025**

(Against order in Complaint No.23/2024/AP RERA)

Date of Order:07-04-2026

**CORAM:**

THE HON'BLE SRI JUSTICE M.GANGA RAO, CHAIRPERSON  
AND  
THE HON'BLE SRI RAMACHANDRA REDDY MANDALAPU, MEMBER (JUDICIAL)

Between:

Upadrasta Venkata Lakshmi Narasimha Murthy,  
S/o.late U. Joga Rao, aged: 64  
R/o.D.No.7-2-7, Flat No.F-2, Garudardhri Towers,  
Nageswara Rao Street, Ramarao Peta,  
Kakinada (Urban), Kakinada District.

... Appellant

AND

1. The Vice-Chairman,  
Eluru Urban Development Authority,  
Door No.16B-16-34, Rukmini Nivas,  
Chandra Gupta Colony,  
Eluru - 534 005, Eluru District, Andhra Pradesh.
2. The Andhra Pradesh Real Estate Authority,  
D.No.60-5-1, Y Tower, Siddhartha Nagar,  
1<sup>st</sup> Lane, Pinnamaneni Polyclinic Road,  
Vijayawada - 520 010, Krishna District, A.P.
3. The State of Andhra Pradesh,  
Rep. by its Principal Secretary,  
Department of Municipal Administration and Urban Development,  
Secretariat Buildings, Velagapudi, Amaravati,  
Guntur District, Andhra Pradesh.  
(Impleaded vide Order dated 07-10-2025 in IA.No.1/2025 in Appeal No.1/2025)

... Respondents

**APPEARANCE:**

FOR THE APPELLANT

: Mr. P.VIVEK, Advocate

FOR THE RESPONDENT No.1

: Mr. R.K.ACHARULU (R.N.V.S.K.ACHARULU)  
Standing Counsel for EUDA

FOR THE RESPONDENT NO.2

: Mr. POLISETTY BALA VENKATA  
KOTESWARA RAO, S.C. for AP RERA

Contd...2.,



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The Tribunal made the following:

ORDER:

"Sri T. Ravi Teja, Counsel representing Sri P. Vivek, Counsel for the Appellant appeared and seeks adjournment.

Sri R.K. Acharulu, Standing Counsel for EUDA (R1) is absent. No representation.

Sri Polisetty Bala Venkata Koteswara Rao, Standing Counsel for AP RERA (R2) appeared.

Respondent No.3 has not made his appearance through Counsel and no representation on his behalf and not filed Counter.

Sri P.V. Sai Reddy, Commissioner (CA) appeared and filed Memo of Costs for an amount of Rs.65,000/- (including APGST Rs.4,500/-, CGST Rs.4,500/- and Travelling Expenses Rs,6,000/-) and states that 1<sup>st</sup> Respondent has not paid Commissioner's Fee and expenses as directed by this Tribunal on 24-02-2026.

Even, today also, none appeared for the 1<sup>st</sup> respondent Authority (EUDA). Last occasion i.e., on 24-02-2026, the 1<sup>st</sup> respondent was directed to pay the Commissioner's Fee of Rs.50,000/- and other expenses to the Commissioner by the next date of hearing i.e., 10-03-2026 with due acknowledgement and file the receipt in the Registry. But, no steps have been taken by the 1<sup>st</sup> respondent Authority to pay the Commissioner's Fee and expenses. No one appeared for the 1<sup>st</sup> respondent.

Hence, we are constrained to order the appearance of the 1<sup>st</sup> respondent i.e., 'The Vice-Chairman, Eluru Urban Development Authority' with a direction to appear in person, if the costs are not paid to the Commissioner by the next date of hearing.

Post on 21-04-2026".

// BY ORDER//



O/c REGISTRAR  
A  
21/4/26

ANDHRA PRADESH REAL ESTATE APPELLATE TRIBUNAL AT AMARAVATI

APPEAL No.1/2025  
(Against order in Complaint No.23/2024/AP RERA)

Between:

Upadrasta Venkata Lakshmi Narasimha Murthy,  
S/o.late U. Joga Rao, aged: 64  
R/o.D.No.7-2-7, Flat No.F-2, Garudardhri Towers,  
Nageswara Rao Street, Ramarao Peta,  
Kakinada (Urban), Kakinada District.

... Appellant

AND

1. The Vice-Chairman,  
Eluru Urban Development Authority,  
Door No.16B-16-34, Rukmini Nivas,  
Chandra Gupta Colony,  
Eluru – 534 005, Eluru District, Andhra Pradesh.

2. The Andhra Pradesh Real Estate Authority,  
D.No.60-5-1, Y Tower, Siddhartha Nagar,  
1<sup>st</sup> Lane, Pinnamaneni Polyclinic Road,  
Vijayawada – 520 010, Krishna District, A.P.

3. The State of Andhra Pradesh,  
Rep. by its Principal Secretary,  
Department of Municipal Administration and Urban Development,  
Secretariat Buildings, Velagapudi, Amaravati,  
Guntur District, Andhra Pradesh.

(Impleaded vide Order dated 07-10-2025 in IA.No.1/2025 in Appeal No.1/2025)

... Respondents

(u/sec.53 of the Real Estate (Regulation and Development) Act, 2016)

WHEREAS the appellant named above had filed the appeal against the order passed by AP RERA in Complaint No.23 of 2024.

WHEREAS the above said Appeal No.1/2025 came up for hearing on 07-04-2026 and the Hon'ble Tribunal pleased to pass the following Order:

“Sri T. Ravi Teja, Counsel representing Sri P. Vivek, Counsel for the Appellant appeared and seeks adjournment.

Sri R.K. Acharulu, Standing Counsel for EUDA (R1) is absent.  
No representation.

Sri Polisetty Bala Venkata Koteswara Rao, Standing Counsel for AP RERA (R2) appeared.



Respondent No.3 has not made his appearance through Counsel and no representation on his behalf and not filed Counter.

Sri P.V. Sai Reddy, Commissioner (CA) appeared and filed Memo of Costs for an amount of Rs.65,000/- (including APGST Rs.4,500/-, CGST Rs.4,500/- and Travelling Expenses Rs.6,000/-) and states that 1<sup>st</sup> Respondent has not paid Commissioner's Fee and expenses as directed by this Tribunal on 24-02-2026.

Even, today also, none appeared for the 1<sup>st</sup> respondent Authority (EUDA). Last occasion i.e., on 24-02-2026, the 1<sup>st</sup> respondent was directed to pay the Commissioner's Fee of Rs.50,000/- and other expenses to the Commissioner by the next date of hearing i.e., 10-03-2026 with due acknowledgement and file the receipt in the Registry. But, no steps have been taken by the 1<sup>st</sup> respondent Authority to pay the Commissioner's Fee and expenses. No one appeared for the 1<sup>st</sup> respondent.

Hence, we are constrained to order the appearance of the 1<sup>st</sup> respondent i.e., 'The Vice-Chairman, Eluru Urban Development Authority' with a direction to appear in person, if the costs are not paid to the Commissioner by the next date of hearing.

Post on 21-04-2026".

Now, therefore you viz namely:

**The Vice-Chairman, Eluru Urban Development Authority,  
Door No.16B-16-34, Rukmini Nivas,  
Chandra Gupta Colony, Eluru – 534 005,  
Eluru District, Andhra Pradesh (1<sup>st</sup> Respondent)**

is be and hereby directed to pay costs of Rs.50,000/- and other expenses totalling to Rs.65,000/- to the Commissioner by the next date of hearing i.e., 21-04-2026 with due acknowledgment and file the receipt in the Registry, failing which you are be and hereby directed to appear in person before the Andhra Pradesh Real Estate Appellate Tribunal on 21-04-2026 at 10.30 A.M.

Dated on this the 7<sup>th</sup> day of April, 2026.

// By Order//

olc  
8/4/26  
REGISTRAR

To,  
The Vice-Chairman,  
Eluru Urban Development Authority,  
Door No.16B-16-34, Rukmini Nivas,  
Chandra Gupta Colony,  
Eluru – 534 005, Eluru District,  
Andhra Pradesh.