

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

**SUO – MOTU CASE NO.D/578/2025**

**28<sup>th</sup> of April 2025**

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

**M/s YVR Constructions**

*(rep by its Managing Partner, Y. Venkateswar Rao, R/o ,  
G-1, YVR SaiBrundavanAm, Madhavi Nagar Society,  
Near Bhagya Nagar Colony, Kukatpally)*

**...PROMOTER/RESPONDENT**

**BRMeadowland Apartments**

**...PROJECT NAME**

**ORDER**

This Authority has taken cognizance of the communication received from the Chief City Planner, Greater Hyderabad Municipal Corporation (GHMC), Hyderabad, vide Letter No. 2594/TPS/KPZ/HO/GHMC/2025/361 dated 22.02.2025, wherein it was categorically stated that the building permit claimed to have been issued to the Respondent Promoter, M/s YVR Constructions namely Permit No. 1/C23/16219/2020 dated 29.10.2020 in File No. 65021/12/09/2014/HO was never issued by the GHMC.

2. Upon verification of internal records, this Authority noted that the said building permit was the foundational document submitted by the Promoter while seeking registration of the project titled “BR Meadowland Apartment”, registered with TG RERA under Registration No. P02400008565, for the development of residential apartments in Sy. No. 145, Hydernagar Village, Kukatpally Mandal, Medchal-Malkajgiri District.

3. Consequently, Show Cause Notice No. D/578/2025 dated 10.03.2025 was issued under Section 35(1) of the Real Estate (Regulation and Development) Act, 2016 [hereinafter referred to as “the said Act”] calling upon the Promoter to explain why the registration granted should not be revoked under section 7 of the said Act for furnishing a fabricated permit.

4. On the scheduled date of hearing, i.e., 11.03.2025, the Assistant City Planner, GHMC appeared and placed on record a copy of the communication addressed to the Station House

Officer, KPHB Police Station, requesting initiation of criminal proceedings against the Promoter for resorting to construction based on forged permits.

5. It is noted from the record that the Promoter failed to appear for the scheduled hearing on 11.03.2025. Subsequently, the Promoter appeared before the Hon'ble Chairman on 15.03.2025 and sought additional time to submit supporting documentation. Upon such request, the matter was adjourned to 22.03.2025.

6. During the hearing on 22.03.2025, the Promoter submitted a brief written explanation, inter alia, stating as follows:

- a. That the Promoter had applied for building permission in the year 2014 and paid the requisite fees to the competent authority.
- b. That the subject land to an extent of 1900 square meters is not included in the list of prohibited properties published by the Stamps & Registration Department on its official website. However, despite this, the application was rejected.
- c. That subsequently, building permission was granted under G.O. Ms. No. 45, dated 22.03.2020. Owing to the COVID-19 pandemic and consequent financial constraints, the Promoter could not initiate construction activity for a period of four years. In the interim, an application for registration of the project was made before the Telangana Real Estate Regulatory Authority (TG RERA). Meanwhile, certain internal disputes arose among the partners concerning ownership shares. One of the disputing partners filed a Writ Petition before the Hon'ble High Court seeking revocation of the GHMC building permission.
- d. That, as per a response received under the Right to Information Act on 16.02.2025, GHMC has stated that the relevant file pertaining to the project is "not traceable." Aggrieved by the same, the Promoter has filed an appeal before the Appellate Authority of GHMC.

7. That during the said hearing, the Promoter sought a further period of two weeks to submit a detailed counter and to take steps for rectifying the issue. However, till date, no such counter has been filed nor have any steps been taken by the Respondent in furtherance of the matter, as per the records of the Authority.



8. Despite such assertions, the Promoter has failed to produce a valid building permit issued by GHMC in accordance with the Municipal Laws and no authenticated evidence of such valid sanction has been submitted before this Authority.

**A. Observation of the Authority:**

In view of the above, the Authority now proceeds to examine the statutory framework governing the obligations of the promoter and the consequence of submitting false approvals under the said Act:

9. As per Section 4 of the said Act it mandates that a Promoter must furnish authenticated copies of approvals obtained from the competent authority, including sanctioned plan and layout. Submission of a building permit is a statutory precondition.

10. In this case, the Promoter secured registration of the project by producing a permit which has been categorically denied by the issuing authority, i.e., GHMC. The Authority views that such misrepresentation and falsification of approvals, considers such conduct as violative of public interest.

11. In "*Newtech Promoters & Developers Pvt. Ltd. Vs. State of UP & Ors. [(2021) 10 SCC 362]*", the Hon'ble Supreme Court underscored the duty of RERA Authorities to ensure regulatory compliance and safeguard homebuyers from misrepresentation. The submission of forged documents and misrepresentation of statutory approvals constitutes a grave violation of the obligations cast on the Promoter under the RE(R&D) Act, 2016.

12. In view thereof, it is pertinent to examine section 7 of the said Act that empowers this Authority to revoke / cancel registration granted under section 5 of the said Act:

*7. (1) The Authority may, on receipt of a complaint or suo motu in this behalf or on the recommendation of the competent authority, revoke the registration granted under section 5, after being satisfied that—*

*(a) the promoter makes default in doing anything required by or under this Act or the rules or the regulations made thereunder;*

*(b) the promoter violates any of the terms or conditions of the approval given by the competent authority;*

*(c) the promoter is involved in any kind of unfair practice or irregularities.*

*Explanation.—For the purposes of this clause, the term "unfair practice means" a practice which, for the purpose of promoting the sale or development of any real estate project adopts any unfair method or unfair or deceptive practice including any of the following practices, namely:—*

*(A) the practice of making any statement, whether in writing or by visible representation which,—*

*(i) falsely represents that the services are of a particular standard or grade;*

- (ii) represents that the promoter has approval or affiliation which such promoter does not have;*
- (iii) makes a false or misleading representation concerning the services;*
- (B) the promoter permits the publication of any advertisement or prospectus whether in any newspaper or otherwise of services that are not intended to be offered;*
- (d) the promoter indulges in any fraudulent practices.*
- (2) The registration granted to the promoter under section 5 shall not be revoked unless the Authority has given to the promoter not less than thirty days notice, in writing, stating the grounds on which it is proposed to revoke the registration, and has considered any cause shown by the promoter within the period of that notice against the proposed revocation.*
- (3) The Authority may, instead of revoking the registration under sub-section (1), permit it to remain in force subject to such further terms and conditions as it thinks fit to impose in the interest of the allottees, and any such terms and conditions so imposed shall be binding upon the promoter.*
- (4) The Authority, upon the revocation of the registration,—*
  - (a) shall debar the promoter from accessing its website in relation to that project and specify his name in the list of defaulters and display his photograph on its website and also inform the other Real Estate Regulatory Authority in other States and Union territories about such revocation or registration;*
  - (b) shall facilitate the remaining development works to be carried out in accordance with the provisions of section 8;*
  - (c) shall direct the bank holding the project bank account, specified under sub-clause (D) of clause (l) of sub-section (2) of section 4, to freeze the account, and thereafter take such further necessary actions, including consequent de-freezing of the said account, towards facilitating the remaining development works in accordance with the provisions of section 8;*
  - (d) may, to protect the interest of allottees or in the public interest, issue such directions as it may deem necessary.*

13. From a plain reading of the relevant provisions of the Real Estate (Regulation and Development) Act, 2016, it is evident that this Authority is empowered under Section 7 of the said Act to revoke the registration of a project where the Promoter is found to have engaged in any kind of unfair trade practices. In the present case, the Promoter has failed to obtain a valid Building Permit and has misrepresented both this Authority and the prospective allottees by falsely claiming the existence of such a permit at the time of project registration.

14. Such conduct squarely attracts the provisions of Section 7(1)(c)(ii) read with Section 4(2)(c) of the said Act. The submission of forged documents and misrepresentation of statutory approvals amounts to a serious violation of the obligations cast upon the Promoter under the said Act.



15. The continuation of the registration of the project in these circumstances is not only impermissible in law, but also contrary to the object and purpose of the said Act, which seeks to ensure transparency, accountability, and protection of consumer interests in the real estate sector.

16. Accordingly, this Authority finds no justification for allowing the registration to continue and is therefore constrained to revoke the registration of the project in the interest of justice, public trust, and the rights of allottees. This Authority reiterates that regulatory oversight cannot be compromised by allowing forged documentation to form the basis of project registration. Allowing the project to continue under such circumstances would erode public confidence and defeat the purpose of the said Act.

**B. Directions of the Authority:**

17. Accordingly, the following directions are hereby issued:

- i. The Authority hereby revokes the RERA Project Registration No. P02400008565, pertaining to “Meadowland Apartment”, promoted by M/s YVR Constructions, with immediate effect.
- ii. The Promoter is hereby directed to cease and desist from all activities, including but not limited to, advertising, marketing, booking, selling, or offering for sale of any apartment in the said project, either directly or through agents, under any platform or medium.
- iii. For violation of Section 4(2)(d) of the Real Estate (Regulation and Development) Act, 2016, for the project “BR Meadowland Apartment”, the Promoter is held liable for penalty under Section 60 of the said Act for having furnished false information to this Authority while submitting the application for registration under Section 4 of the Act read with rule 4 of TG RE(R&D), Rules, 2017. Accordingly, Respondent No.1 is directed to pay a penalty of Rs. 11,33,225/- (Rupees Eleven Lakhs thirty three thousands two hundred twenty five ) within a period of 30 days, in favour of the TGRERA Fund, through a Demand Draft or online payment to Account No. 50100595798191, HDFC Bank, IFSC Code: HDFC0007036.
- iv. The Secretary, TG RERA, is directed to:
  - a. Suspend all access to the online registration portal related to the said project;

- b. Notify and freeze the designated bank accounts associated with the project to prevent further misappropriation of funds;
  - c. Prominently publish this Order on the webpage associated with the said registration number, for public notice and awareness.
- v. The Promoter is declared a defaulter under Section 7(3)(a) of the said Act.

Sd/-

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**Sri. K. Srinivas Rao,**  
**Hon'ble Member**  
**TG RERA**

Sd/-

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**Sri. Laxmi Narayana Jannu,**  
**Hon'ble Member**  
**TG RERA**

Sd/-

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**Dr. N. Satyanarayana, IAS (Retd.),**  
**Hon'ble Chairperson**  
**TG RERA**