

GOVERNMENT OF TELANGANA
TELANGANA STATE REAL ESTATE REGULATORY AUTHORITY,
HYDERABAD.

SHOW CAUSE NOTICE

Lr.No.1029/TS RERA/2023, Dt.11.01.2024.

Sub:- Show cause notice u/s 7(1) and (2) of Real Estate (Regulation and Development) Act, 2016 – Revocation of RERA Registration for Project “Jaya Platinum” – Issued – Reg.

Ref:- Complaints received from the Allottees in Complaint Nos.1269, 1040, 1039, 1042, 1034, 1046, 1045, 1029, 1032, 1044 and 1043 of 2023.

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1. WHEREAS the allottees have filed complaints cited in the reference above alleging violation of the provisions of Real Estate (Regulation and Development) Act, 2016 and during the course of hearing on 01.11.2023 and in subsequent meetings, it has been brought to the notice of the Authority that M/s. Jayathri Infrastructures Pvt. Ltd., in the project “Jaya Platinum”, has failed to comply with the provisions of the Real Estate (Regulation and Development) Act, 2016 [for short RE (RD) Act].

2. WHEREAS after hearing the Association, consisting of 34 members, and the respondent on 01.11.2023 and in subsequent meetings, the Telangana State Real Estate Regulatory Authority is *prima facie* of the view that there appears to be force in the allegations by the allottees that the Respondent M/s. Jayathri Infrastructure Pvt.Ltd., has violated the provisions of the Real Estate (Regulation and Development) Act, 2016 and Rules framed thereunder by committing the following violations/omissions:-

- i) Failed to clarify the reasons for the inordinate delay in completing the project and the acute financial crisis faced by the Company;
- ii) Failed to explain the discrepancies in the estimated project cost and the funds utilized, as per the Engineer Certificate issued;

- iii) Failed to submit any documentary evidence to secure funds for project completion despite previous commitments and a two-month grace period granted by the Authority;
- iv) Failed to provide any substantial response to complete the project during the hearing and failed to provide any evidence to substantiate the claim made to complete the project.
- v) Misled the Authority and allottees making varying promises regarding possession and completion dates, which amounts to unfair practices.
- vi) Failed to secure funds to complete the project and also failed to update quarterly reports on TS RERA Website violating Sections 11, 13 and other provisions of Real Estate (Regulation and Development) Act, 2016.
- vii) Violated the provisions of the Act and Rules by accepting sums exceeding ten per cent without an Agreement of Sale and causing discrepancies in the Agreement of Sale, which affect the interest of allottees/home buyers in the project.
- viii) Failed to submit the progress report of other projects until now, even after repetitive directions by the Authority.

3. An inspection of the construction project "Jaya Platinum" was directed by the Authority, resulting in a report submitted by the Engineering Staff College of India (ESCI) on 01.12.2023. The inspection report revealed that the project is at a standstill since June, 2022, with only 66% of the total work completed. The estimated cost incurred exceeds the projected cost, indicating mismanagement of funds, seriously affecting interest of allottees/home buyers of the project.

4. M/s. Jayathri Infrastructure Pvt.Ltd., is also involved in multiple projects namely: 1. Jaya Diamond (RERA Regn.: P02200004769), 2, Jaya Gold (not RERA registered), 3. Western Galaxy (not RERA registered), 4. Jaya Hilton (not RERA registered) 5. Western Weaves (not RERA registered), 6. Kondapur Central Luxcus (not RERA registered), facing similar issues, raising concerns about the Company's capability to fulfil its obligations thereby seriously affecting the interests of the allottees/home buyers of the projects in particular and in the public interest.

5. In the light of said serious defaults, the TS RERA Authority, under Section 7 (2) of Real Estate (Regulation and Development) Act, 2016, decided to issue notice to you to bring to your notice the violations committed and to enable you to submit explanation

to consider revocation of registration for the project "Jaya Platinum", bearing registration No.P02200003688.

6. Therefore, you are hereby called upon to submit your explanation in writing within (30) days from the date of receipt of this notice as to why the registration for the project "Jaya Platinum" undertaken by M/s. Jayathri Infrastructure Pvt. Ltd., should not be revoked.

7. Failure to respond within the stipulated time will lead to consideration of matter regarding revocation of the registration as if you have no reply in the matter, without further notice.

(This is issued as per Orders of the Authority.)


REGISTRAR,
TS RERA.

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To

M/s. Jayathri Infrastructure Pvt.Ltd.
Plot No.1005, Opp: Eminent Plaza Building,
4th Floor, Jaya's unique Building,
Kukatpally, Hyderabad - 500 072.

Copy to:

M/s. JP Welfare Association,
Sy.No.461, Simhapuri Colony, Bowrampet village,
Hyderabad - 500 090.