

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

**Dated: 31<sup>st</sup> March, 2026**

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

**Complaint No. 534/2025/TG RERA**

**Between**

**1. Sri. Ankit Sanjay Shah,**

Villa No. 35, Zresta Villas,  
Sy. No. 84, Kokapet Village, Gandipet Mandal,  
Ranga Reddy District- 500075.

**2. Smt. Trishla Shah,**

Villa No. 35, Zresta Villas,  
Sy. No. 84, Kokapet Village, Gandipet Mandal,  
Ranga Reddy District- 500075.

**And**

**1. K. Ashok Kumar,**

R/o. Goldfish Zresta, Sy. No. 84,  
Kokapet Village, Gandipet Mandal,  
Ranga Reddy District- 500075.

**2. K. Rajitha,**

R/o. Villa No.3m, Goldfish Zresta,  
Sy. No. 84, Kokapet Village, Gandipet Mandal,  
Ranga Reddy District- 500075.

**3. M/s Goldfish Abode Pvt. Ltd.,**

Office at: Plot 8-2-293/82/A/732,  
Plot 732-A, Sasi Icon Building,  
Road No. 36, Jubilee Hills, Hyderabad,  
Telangana- 500033.

**4. Mr. Gokul Kambhampati,**

Director, Office at 7G, 7<sup>th</sup> Floor,  
Vaishnavi Cynosure, Old Mumbai Highway,  
Hyderabad- 500032.

...Complainant(s)

5. **Chandra Sekhar Vege,**  
Managing Director, Office at 7G, 7<sup>th</sup> Floor,  
Vaishnavi Cynosure, Old Mumbai Highway,  
Hyderabad- 500032.

6. **Sunitha Vasamsetty,**  
Addl Director, Office at: Plot 8-2-293/82/A/732,  
Plot 732-A, Sasi Icon Building,  
Road No. 36, Jubilee Hills, Hyderabad,  
Telangana- 500033.

...Respondent(s)

**Complaint No. 535/2025/TG RERA**

**Between**

**Vikranth Reddy Srasam,**  
R/o. Villa No. 36, Zresta Villas,  
Sy. No. 84, Kokapet Village, Gandipet Mandal,  
Ranga Reddy District- 500075.

...Complainant

**And**

1. **K. Ashok Kumar,**  
R/o. Goldfish Zresta, Sy. No. 84,  
Kokapet Village, Gandipet Mandal,  
Ranga Reddy District- 500075.
2. **K. Rajitha,**  
R/o. Villa No.3m, Goldfish Zresta,  
Sy. No. 84, Kokapet Village, Gandipet Mandal,  
Ranga Reddy District- 500075.
3. **M/s Goldfish Abode Pvt. Ltd.,**  
Office at: Plot 8-2-293/82/A/732,  
Plot 732-A, Sasi Icon Building,  
Road No. 36, Jubilee Hills, Hyderabad,  
Telangana- 500033.
4. **Mr. Gokul Kambhampati,**  
Director, Office at 7G, 7<sup>th</sup> Floor,  
Vaishnavi Cynosure, Old Mumbai Highway,  
Hyderabad- 500032.
5. **Chandra Sekhar Vege,**  
Managing Director, Office at 7G, 7<sup>th</sup> Floor,  
Vaishnavi Cynosure, Old Mumbai Highway,  
Hyderabad- 500032.

**6. Sunitha Vasamsetty,**  
Addl Director, Office at: Plot 8-2-293/82/A/732,  
Plot 732-A, Sasi Icon Building,  
Road No. 36, Jubilee Hills, Hyderabad,  
Telangana- 500033.

...Respondent(s)

**Complaint No. 562/2025/TG RERA**

**Between**

**1. Sri Varun Kancharla,**  
R/o. Villa No. 14, Zresta Villas,  
Sy. No. 84 situated at Kokapet (V),  
Gandipet (M), Rangareddy (D),  
Telangana- 500075.

**2. Sri Siddarth Kancharla,**  
R/o. Villa No. 14, Zresta Villas,  
Sy. No. 84 situated at Kokapet (V),  
Gandipet (M), Rangareddy (D),  
Telangana- 500075.

...Complainant(s)

**And**

- 1. K. Ashok Kumar,**  
R/o. Goldfish Zresta, Sy. No. 84,  
Kokapet Village, Gandipet Mandal,  
Ranga Reddy District- 500075.
- 2. K. Rajitha,**  
R/o. Villa No.3m, Goldfish Zresta,  
Sy. No. 84, Kokapet Village, Gandipet Mandal,  
Ranga Reddy District- 500075.
- 3. M/s Goldfish Abode Pvt. Ltd.,**  
Office at: Plot 8-2-293/82/A/732,  
Plot 732-A, Sasi Icon Building,  
Road No. 36, Jubilee Hills, Hyderabad,  
Telangana- 500033.
- 4. Mr. Gokul Kambhampati,**  
Director, Office at 7G, 7<sup>th</sup> Floor,  
Vaishnavi Cynosure, Old Mumbai Highway,  
Hyderabad- 500032.

**5. Chandra Sekhar Vege,**  
Managing Director, Office at 7G, 7<sup>th</sup> Floor,  
Vaishnavi Cynosure, Old Mumbai Highway,  
Hyderabad- 500032.

**6. Sunitha Vasamsetty,**  
Addl Director, Office at: Plot 8-2-293/82/A/732,  
Plot 732-A, Sasi Icon Building,  
Road No. 36, Jubilee Hills, Hyderabad,  
Telangana- 500033.

*...Respondent(s)*

**Complaint No. 563/2025/TG RERA**

**Between**

**1. Sri. Pranav Pankaj Shah,**  
R/o. Villa No. 26, Zresta Villas,  
Sy. No. 84 situated at Kokapet (V),  
Gandipet (M), Rangareddy (D),  
Telangana- 500075.

**2. Smt. Rashmita Pranav Shah,**  
R/o. Villa No. 26, Zresta Villas,  
Sy. No. 84 situated at Kokapet (V),  
Gandipet (M), Rangareddy (D),  
Telangana- 500075.

*...Complainant(s)*

**And**

**1. K. Ashok Kumar,**  
R/o. Goldfish Zresta, Sy. No. 84,  
Kokapet Village, Gandipet Mandal,  
Ranga Reddy District- 500075.

**2. K. Rajitha,**  
R/o. Villa No.3m, Goldfish Zresta,  
Sy. No. 84, Kokapet Village, Gandipet Mandal,  
Ranga Reddy District- 500075.

**3. M/s Goldfish Abode Pvt. Ltd.,**  
Office at: Plot 8-2-293/82/A/732,  
Plot 732-A, Sasi Icon Building,  
Road No. 36, Jubilee Hills, Hyderabad,  
Telangana- 500033.

4. **Mr. Gokul Kambhampati,**  
Director, Office at 7G, 7<sup>th</sup> Floor,  
Vaishnavi Cynosure, Old Mumbai Highway,  
Hyderabad- 500032.
5. **Chandra Sekhar Vege,**  
Managing Director, Office at 7G, 7<sup>th</sup> Floor,  
Vaishnavi Cynosure, Old Mumbai Highway,  
Hyderabad- 500032.
6. **Sunitha Vasamsetty,**  
Addl Director, Office at: Plot 8-2-293/82/A/732,  
Plot 732-A, Sasi Icon Building,  
Road No. 36, Jubilee Hills, Hyderabad,  
Telangana- 500033.

...Respondent(s)

### ***COMMON INTERIM ORDER***

The present Complaint has been filed by the Complainant under Section 31 of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as the "RE(R&D) Act") read with Rule 34(1) of the Telangana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred to as the "Rules").

#### ***A. Brief facts of the case as per Form M submitted by the Complainant(s).***

2. The present batch of four complaints, bearing Complaint Nos. 534/2025, 535/2025, 562/2025, and 563/2025, arise out of the same residential villa project titled "PROJECT ZRESTA," developed on land admeasuring 6 Acres and 14 Guntas in Survey No. 84, Kokapet Village, Gandipet Mandal, Ranga Reddy District. The Complainants across all four complaints are allottees in the said project. Given the commonality of the project, parties, issues, and allegations, the facts of all four complaints are consolidated and set out hereunder.

3. It was submitted that Respondent Nos. 1 and 2, namely Sri K. Ashok Kumar and Smt. K. Rajitha, are the landowners of the subject property, and Respondent Nos. 3 to 6, namely M/s. Goldfish Abode Pvt. Ltd., Mr. Gokul Kambhampati, Sri Chandra Sekhar Vege, and Smt. Sunitha Vasamsetty, are the developers, who hereinafter are collectively referred to as "the Promoters." It was submitted that the Promoters jointly undertook the development of the residential villa project pursuant to a Registered Development Agreement-cum-General Power of Attorney dated 21.09.2012, registered as Document No. 4677 of 2012 in the office of the Sub-Registrar, Gandipet, Ranga Reddy District. In furtherance of this joint development

arrangement, the Promoters obtained necessary building permission from the Hyderabad Metropolitan Development Authority (HMDA) vide Permit No. 104623/GHS-LO/PLG/ORRGC/H/2013 dated 21.02.2015 for the development of the villa project comprising 42 villas of Ground plus Two Upper Floors, along with common amenities. It was submitted that the project has not been registered with this Authority under the Real Estate (Regulation and Development) Act, 2016.

4. It was submitted that the Promoters approached the Complainants through their representatives with brochures and repeated assurances, representing the project as a lawful, timely, and secure investment, thereby inducing the Complainants to invest in the said project. Relying on these representations, each of the Complainants entered into Agreements of Sale and made payments as set out hereunder:

- a. **Complaint No. 534/2025** — The Complainants, Sri Ankit Sanjay Shah and Smt. Trishla Shah, entered into an Agreement of Sale dated 04.09.2017 for the purchase of Villa No. 35, admeasuring 405.47 square yards of land with a built-up area of 5,895.98 sq. ft., for a total sale consideration of Rs. 3,69,00,000/-. An initial sum of Rs. 1,01,67,286/- was paid by way of cheque transactions between June 2017 and February 2018, and the remaining consideration was paid as per the stage-wise construction schedule, including through a housing loan. The Promoters executed a registered Sale Deed in favour of these Complainants on 19.03.2020 upon receipt of the full and final sale consideration.
- b. **Complaint No. 535/2025** — The Complainant, Sri Vikranth Reddy Srasam, entered into an Agreement of Sale dated 11.06.2016 for the purchase of Villa No. 36, admeasuring 405.47 square yards of land with a built-up area of 5,872.41 sq. ft., for a total sale consideration of Rs. 4,00,00,000/-. An initial sum of Rs. 96,32,959/- was paid between April and August 2016, and the remaining consideration was paid through various bank disbursements and cheque transactions until January 2021, thereby constituting payment of the total sale consideration. The Promoters executed a registered Sale Deed in favour of this Complainant on 08.01.2021.
- c. **Complaint No. 562/2025** — The Complainants, Sri Varun Kancharla and Sri Siddarth Kancharla, entered into an Agreement of Sale dated 10.01.2020 for the purchase of Villa No. 14, admeasuring 504.83 square yards of land with a built-up area of 5,895.98 sq. ft., for a total sale consideration of Rs. 5,00,00,000/-. A sum of Rs. 1,25,00,000/- was

paid through cheque transactions in December 2019 and January 2020 at the time of execution of the Agreement, and the remaining consideration was paid as per the milestone-linked payment schedule, including through a housing loan. The Promoters executed a registered Sale Deed in favour of these Complainants on 20.02.2020.

- d. **Complaint No. 563/2025** — The Complainants, Sri Pranav Pankaj Shah and Smt. Rashmita Pranav Shah, entered into an Agreement of Sale dated 04.09.2017 for the purchase of Villa No. 26, admeasuring 416.69 square yards of land with a built-up area of 5,797.49 sq. ft., for a total sale consideration of Rs. 3,44,00,000/-. A sum of Rs. 94,73,536/- was paid between June 2017 and February 2018, and the remaining consideration was paid as per the construction milestones, including through a housing loan arranged for timely disbursement to the Promoters. The Promoters executed a registered Sale Deed in favour of these Complainants on 19.03.2020 upon receipt of the full and final sale consideration.

5. It was submitted across all four complaints that as per the respective Agreements of Sale, the Promoters were contractually obligated to complete the project and deliver possession within the stipulated timelines. The Complainants in Complaint Nos. 534/2025 and 535/2025 submitted that as per Clause 8 of their respective Agreements of Sale, the Promoters were obligated to complete the project and deliver possession within 30 months from the date of final HMDA approval dated 21.02.2015, with an additional grace period of six months, making the deemed date of completion and possession 21.08.2018. The Complainants in Complaint No. 562/2025 submitted that as per Clause 38 of their Agreement of Sale, the Promoters were obligated to complete construction and hand over possession within five months from 10.01.2020, i.e., by 10.06.2020. The Complainants in Complaint No. 563/2025 submitted that as per Clauses 38 and 39 of their Agreement of Sale, the Promoters were obligated to deliver possession within 36 months from the HMDA approval dated 21.02.2015, making the due date of possession 21.02.2018.

6. It was submitted by all the Complainants that despite their complete and timely compliance with the payment obligations under their respective Agreements of Sale, the Promoters exhibited persistent negligence and failed to adhere to the stipulated construction timelines. The Promoters not only failed to meet the agreed deadlines but also failed to pay the contractually agreed-upon rent or compensation for the period of delay, contrary to the terms of the respective Agreements.

7. It was submitted that due to the inordinate delays attributable solely to the Promoters, only the basic civil structure of the villas was completed by the year 2022. The Complainants, having suffered prolonged delay and left with no alternative, were compelled to take possession of partially constructed units. It was further submitted that at the time of taking possession and continuing to the present day, the project remained deficient in several amenities that were expressly promised in the marketing brochure, including the Club House, street lighting, landscaping, and a children's play area. The Promoters, at the time of execution of the registered Sale Deeds, assured all the Complainants that the Occupancy Certificate and Completion Certificate would be obtained and furnished thereafter. However, no such certificates have been obtained to date.

8. It was further submitted that the Promoters, having failed to complete the project, abandoned it entirely and siphoned off the amounts collected from the allottees towards the Corpus Fund and Maintenance Fund. The allottees, constrained by the Promoters' persistent inaction, collectively formed a Resident Welfare Association named "Zresta Villa Owners Maintenance Mutually Aided Cooperative Society Ltd.," registered under Registration No. TS/RRD/MACS/2023-11/FOW&M, to collectively address their grievances. The said Association has filed a separate complaint bearing C.C. No. 24 of 2025 before this Authority for the refund of the misappropriated Corpus and Maintenance Fund amounts.

9. It was alleged that the Promoters, acting in collusion with the landowners, have been deliberately evading notices issued by this Authority dated 19.03.2025 in relation to the mandatory registration of the ongoing project under Section 3 of the RE (R&D) Act, 2016. It was further alleged that the Promoters unlawfully removed the common water meters installed for each allottee, for which a police complaint has been filed, and have engaged in repeated acts of harassment against the allottees. Despite receiving the full sale consideration from each of the Complainants, the Promoters have neither completed the pending development works nor provided any justification for the prolonged delay, thereby causing grave prejudice, financial loss, and mental distress to all the Complainants.

**B. Interim Relief Sought by the Complainant(s):**

- I. *Restrain the Promoters from alienating, creating third-party interests, or encumbering any portion of the project land, common areas, or unsold units in the "ZRESTA" project until the final disposal of the Complaint.*

10. The batch of matters are taken up together as the parties, project, issues, and allegations are substantially interlinked and arise out of the same project known as "Project Zresta" situated in Survey No. 84 of Kokapet Village, Gandipet Mandal, Ranga Reddy District. The project has HMDA Permit No. 104623/GHSLO/ORRGC/PLG/HMDA/2013 dated 21.02.2015.

11. However, this Authority observes, from the averments made in the Complaint and the documents placed on record, that the project titled "Project ZRESTA" has not obtained mandatory registration under the Real Estate (Regulation and Development) Act, 2016. Such act prima facie violates Section 3 of the Act, which requires prior registration of the real estate project with the Authority.

12. It is also pertinent to note that this Authority in Complaint No. 24/2025 has held the Respondent Nos. 3 and 5 herein, liable for violation of the provisions of Sections 3 and 4 of the RE(R&D) Act, 2016, on account of non-registration of the project "Goldfish Zresta," and has imposed a penalty of Rs. 21,79,909/- (Rupees Twenty-One Lakhs Seventy- Nine Thousand Nine hundred and nine only) as under Section 59 and 60 of the RE (R&D) Act, 2016

13. In such circumstances, this Authority is of the considered view that a prima facie case of statutory violation is made out. Without expressing any opinion on the merits of the allegations raised in the Complaint, and keeping in view the object and purpose of the Real Estate (Regulation and Development) Act, 2016, particularly the need to curb unregulated real estate activity and to safeguard the interests of prospective allottees, this Authority deems it necessary to invoke its interim jurisdiction to prevent further prejudice being caused to the present Complainants.

14. Accordingly, in exercise of the powers conferred under the Real Estate (Regulation and Development) Act, 2016, this Authority hereby passes the following **INTERIM ORDER**:

- i. ***The Respondents, are hereby restrained from alienating, transferring, encumbering, mortgaging, or creating any third-party interest of any nature whatsoever in respect of any portion of the project land, and common areas forming part of the project "Project ZRESTA" situated in Survey No. 84, Kokapet Village, Gandipet Mandal, Ranga Reddy District, until further orders of this Authority.***

15. With respect to the unsold units, this Authority, in Complaint No. 24/2025, had issued the following direction:

***The Respondent is hereby prohibited from advertising, marketing, booking, selling, or offering for sale any plot, apartment, or building in any real estate project without obtaining prior registration of the said project with the Telangana Real Estate Regulatory Authority (TG RERA).***

Since the project remains unregistered, the aforesaid direction continues to remain in force.

16. The matter is posted for further hearing on 08.04.2026.

Sd/-  
**Sri Laxmi Narayana Jannu,**  
**Hon'ble Member,**  
**TG RERA**

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