

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

[Under the Real Estate (Regulation and Development) Act, 2016]

Complaint No. 24/2025/TG RERA (Penalty Order)

Dated: 20th January, 2026

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

ZRESTA Villa Owners Maintenance Mutually Aided Cooperative Society Ltd.

(Represented by its Secretary, Registered under Section 5 of

Mutually Aided Cooperative Societies Act, 1995

Vide Registration No. TS/RRD/MACS/2023-11/FOW&M

Having its offices at Club House, Zrestha Villas,

Door No. 10-67, Kokapet (V), Gandipet Mandal,

Ranga Reddy District, 500075)

... Complainant

Versus

1. M/s. Goldfish Abode Private Limited,

(Having its Registered office at 7G,

7th Floor, Vaishnavi Cynosure,

Old Mumbai Highway, Hyderabad – 500032)

2. Sri Chandra Sekhar Vege

(Rep. by its Managing Director of M/s. Goldfish Abode Pvt. Ltd.,

S/o V.V Venkateshwar Rao, Aged about 43 years,

Occ: Business, Having its Registered office at

7G, 7th Floor, Vaishnavi Cynosure,

Old Mumbai Highway, Hyderabad, 5000322)

... Respondents

The above-numbered complaint No. 24 of 2025 was filed by the Complainant before the Telangana Real Estate Regulatory Authority (hereinafter referred to as “the Authority”) against the Respondents in respect of the project titled “Goldfish Zresta.” Upon adjudication of the said complaint, this Authority, after examining the pleadings, documents, and material placed on record, has passed orders dated: 31.10.2025 in CC No. 24/2025 holding that the Respondents had advertised, marketed and sold villas in the said project without obtaining mandatory registration, thereby violating the provisions of Sections 3 and 4 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as “the RE(R&D) Act, 2016”).

2. The findings of the Authority vide orders dated:31.10.2025 in CC No.24/2025 as follows:

“ The Complainants have submitted that Respondent No. 2, representing the real estate business of the Respondents, approached the allottees of the concerned project and assured them of the superior quality, timely completion, and credibility of their proposed development projects. Specifically, the Respondents represented that the project titled “Goldfish Zresta”, comprising 42 villas (Ground + 2 Upper Floors), would be completed within the stipulated period along with all promised amenities. The Hyderabad Metropolitan Development Authority (HMDA) granted development permission for the said project vide Letter No. 104623/GHSLO/ORRGC/Plg/HMDA/2013 dated 21.02.2015. Relying on such representations, the allottees who hold registered Sale Deeds and/or Agreements of Sale proceeded to take possession of their respective villas.

It is alleged that despite having received the entire sale consideration, the Respondents failed to complete the project in all respects or obtain the requisite Completion Certificate or Occupancy Certificate from HMDA. Several villas, along with common amenities and infrastructure facilities, remain incomplete well beyond the originally stipulated completion period of 2018. It is further submitted that the Respondents proceeded to sell and hand over possession to the allottees, relying merely on the subsisting HMDA approval as of 01.01.2017, thereby acting in contravention of both statutory and contractual obligations. Even as per G.O.Ms.No. 276, Municipal Administration and Urban Development Department, dated 02.07.2010 whereunder the permissible period for layout completion was extended by three years the Respondents were required to complete the project and obtain necessary approvals by 21.02.2018, which they have admittedly failed to do.

Under Section 3(1) of the Real Estate (Regulation and Development) Act, 2016, any project exceeding eight units or 500 square meters that has not received a Completion Certificate or Occupancy Certificate as on the date of commencement of the Act is deemed an “ongoing project” and

falls within the regulatory jurisdiction of this Authority. The Sale Deeds placed before this Authority indicate that transactions with certain allottees were executed as late as 26.06.2021, which clearly establishes that the Respondents continued to market and sell units in the project even after the Act came into force. It is an undisputed fact that no Occupancy Certificate has been obtained to date.

For ease of reference, Section 3(1) of the RE(R&D) Act stipulates that:

“No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act:

Provided that projects that are ongoing on the date of commencement of this Act and for which the completion certificate has not been issued, the promoter shall make an application to the Authority for registration of the said project within a period of three months from the date of commencement of this Act:

Provided further that if the Authority thinks necessary, in the interest of allottees, for projects which are developed beyond the planning area but with the requisite permission of the local authority, it may, by order, direct the promoter of such project to register with the Authority, and the provisions of this Act or the rules and regulations made thereunder, shall apply to such projects from that stage of registration.”

Further Rule 2(1)(j) of TG RE(R&D) Rules 2017,

“Ongoing Project” means means a Project where development is going on and for which Occupancy Certificate or Completion Certificate from the Competent Authority has not been issued as on the date of coming into

force as per subsection (1) of section 3 of the Real Estate (Regulation & Development) Act, 2016.

When read conjointly with Rule 2(1)(j) of the Telangana Real Estate (Regulation and Development) Rules, 2017, which defines an “ongoing project” as one where “development is in progress and for which the Occupancy Certificate or Completion Certificate has not been issued as on the date of coming into force of the RE(R&D) Act,” it becomes manifestly clear that the Goldfish Zresta project squarely falls within the ambit of an ongoing project.

The Respondents own conduct corroborates this position. They approached HMDA and obtained revalidation of the earlier permission vide Letter No. 104623/GHSLO/ORRGC/Plg/HMDA/2013 dated 15.04.2023, extending the validity of the development permission up to 31.03.2025. This clearly indicates that the project remains incomplete and continues to be under development.

In view of the foregoing, this Authority finds that the project “Goldfish Zresta” qualifies as an ongoing project under Section 3(1) of the RE(R&D) Act, 2016. The Respondents, having executed Agreements of Sale and Sale Deeds as late as 2021, and having failed to obtain an Occupancy Certificate while simultaneously obtaining revalidation from the competent authority, were mandatorily required to register the project with this Authority. Their failure to do so constitutes a clear violation of Section 3 of the RE(R&D) Act, 2016”.

Directions of the Authority:

In light of the foregoing observations and findings, and in exercise of the powers conferred under Sections 35, 37 and 38 of **the RE(R&D) Act, 2016**, this Authority hereby issues the following directions:

- a) 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,” the Respondent is held

liable for imposition of penalty under Sections 59 and 60 of the RE(R&D) Act, 2016, respectively. Accordingly, the Respondent are directed to pay a penalty of Rs. 21,79,909/- (Rupees Twenty-One Lakhs Seventy- Nine Thousand Nine hundred and nine only) within a period of thirty (30) days from the date of receipt of this Order, in favour of the TGRERA Fund, either by way of Demand Draft or through online transfer to Account No. 50100595798191, HDFC Bank, IFSC Code: HDFC0007036.

- b) The Respondents shall not advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment, villa or building, as the case may be, in the project “Goldfish Zresta” or any part thereof, without first registering the said project with this Authority in accordance with the provisions of the RE(R&D) Act, 2016.
- c) The Respondent are directed to initiate steps for registration of the project “Goldfish Zresta” within ten (10) days from the date of this Order, after duly obtaining all requisite approvals, permissions and sanctions from the competent planning and development control authorities, and to place the same on record before this Authority.
- d) The Respondent are hereby informed that failure to comply with the directions issued herein shall attract further penal consequences under Section 63 of the RE(R&D) Act, 2016, without any further notice.

Sd/-
Sri. K. Srinivas Rao,
Hon’ble Member
TG RERA

Sd/-
Sri. Laxmi Narayana Jannu,
Hon’ble Member
TG RERA

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