

TELANGANA REAL ESTATE APPELLATE TRIBUNAL : HYDERABAD

**Krishna Hostel, Opp. to Canteen, Ground Floor, Dr.MCR HRDI Campus, Road No.25,
MP & MLA'S colony, Jubilee Hills, Hyderabad-500 033.**

**PRESENT: Hon'ble Justice Sri.A.Santhosh Reddy, Chairperson.
Hon'ble Sri P.Pradeep Kumar Reddy, Judicial Member.
Hon'ble Sri Vemula Sreekar, Administrative Member.**

MONDAY, THE TWENTY SEVENTH DAY OF JULY, 2026.

**T.A.No.94 of 2025
T.A.No.95 of 2025
T.A.No.96 of 2025
T.A.No.97 of 2025**

against common order in

Complaint Nos.189/2024,195/2024,196/2024,288/2024,
Telangana Real Estate Regulatory Authority.

Between:

Beccun Infrastructures Limited,
Rep.by Prashant Kumar Puram,
Managing Director and Ratan Prasad,
CEO and Authorised Signatory,
Office at 102, Model House, Punjagutta,
Hyderabad- 500082.

.... Appellant/
Respondent

And

Beccun Life Style Cultural Association,
Rep. by President Gamidi Rama Chandra Rao,
Flat No.101, VM Residency, Mythrivan Colony,
Old Bowenpally, Secunderabad – 500 011.

... Respondent/
Complainant

Counsel for the appellant : M/s.B.N.Radhakrishna Yadav.

Counsel for the respondent : Mr.G.Sumanth Kumar.

Order:

“Learned counsel for the appellant : Mr.B.N.Radhakrishna Yadav is present.

Learned Counsel for Respondent : Mr.G.Sumanth Kumar is present.

I.A.No.3/2026 – petition which was filed to extend 15 days time is dismissed for non deposit of refund amounts of 13 allottees in T.A.Nos.94 to 97/2025. Though the appellant filed the petition to extend the time for depositing refund amount in T.A.nos.94 to 98/2025, on perusal of record we noticed that there is no order for refund of amount to the allottees in T.A.No.98/2025.

The RERA directed in para No.99 (2)(of its order – “ *The Respondent has indulged in double sale of twelve units. The Respondent shall allot alternate unencumbered units of equivalent value and configuration, or in the absence thereof, refund the amounts with interest under Section 18(1)(a) within forty-five (45) days.*”

Since the appellant has not complied with the above direction given by RERA, this Tribunal passed conditional order dt.22.6.2026 requiring the appellant to comply with the pre-deposit mandate by 13.7.2026. Since the direction given by this Tribunal and RERA are not complied, the appeals are returned for non compliance of the mandate of pre-deposit as contemplated u/s.43(5) of RE (R & D) Act,2016 .

Registry is directed to transmit the copy of this order to the parties.”

Sd/-
CHIRPERSON

Sd/-
MEMBER(J)

Sd/-
MEMBER(J)

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