

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

Dated: 1st October, 2026

Quorum: **Sri. K.S. Sreenivasa Raju, I.A.S., (Retd.), Hon'ble Chairman**
Sri K. Srinivasa Rao, Hon'ble Member

COMPLAINT NO. 115/2026/TGRERA

Lateef Mohiuddin Khan

*R/o. H. No. 8-1-398/PM/336,
Paramount Colony, Dr Faheem Diabetic Clinic,
Gate No.3, Tolichowki, Hyderabad, Telangana – 506001.*

...Complainant

Versus

M/s. Urbanrise Galleria Garden

*Rep. by its authorised signatory, 1)Mr. Manoj Namburu,
2) Mr. T Prabhakar (Sales Manager)
3) Mr. Martin Luther(Senior General Manager)
Office registered at Urbanrise Galleria Garden,
Gunded Road, Balanagar, Shadnagar, Telangana – 509202.*

...Respondent

The present matter filed by the Complainant hereinabove came up for hearing on 17.09.2026 wherein both the Complainant and Respondent were absent, Accordingly, this Authority proceeds to pass the following **ORDER**:

2. The present Complaint has been filed by the Complainant under Section 31 of the Real Estate (Regulation and 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”) seeking appropriate relief(s) against the Respondent.

3. The Complainant filed the present matter seeking a refund of the booking amount of Rs. 1,00,000/- paid to the Respondent towards the purchase of two plots in the project namely “Galleria Gardens” developed by the Respondent. The payment slips evidencing the said payment have been enclosed.

4. The matter came up for hearing on 24.03.2026, 23.04.2026, 02.07.2026 and 17.09.2026 wherein the Complainant remained absent on all the aforesaid dates, despite service of notices. The Respondent, however, was present on 24.03.2026 and 23.04.2026. On 23.04.2026, the Respondent filed a memo stating that the entire booking amount had been refunded to the

Complainant i.e., (i)Rs.50,000/- (Rupees Fifty Thousand Only) paid by way of NEFT vide Reference No. IN52608600500031, dated 27/03/2026 through HDFC BANK in favor of Lateef Mohiuddin Khan ii) Rs.50,000/- (Rupees Fifty Thousand Only) paid by way of NEFT vide Reference No. IN52608600500497, dated 27/03/2026 through HDFC BANK in favor of Lateef Mohiuddin Khan.

5. Subsequently, when the matter was listed for complainant's appearance on 02.07.2026 and 17.09.2026, neither the Complainant nor the Respondent were present. It is recorded that Complainant has remained absent from the first hearing of the case and has not taken any steps to prosecute the matter.

6. Upon careful consideration of the facts and circumstances of the matter and taking on record the memo filed by the Respondent, this Authority observes that the entire amount has been refunded to the Complainant. Therefore, no cause of action survives for consideration in the present Complaint. Further, the Complainant's consistent failure to appear for hearings and maintain communication demonstrates a lack of interest in pursuing the Complaint. In view of this, the Complaint is liable to be dismissed for non-prosecution.

7. In view of the foregoing facts and circumstances, this Authority deems it appropriate to dismiss the Complaint for non-prosecution.

Sd/-
Sri. K. Srinivasa Rao,
Hon'ble Member
TG RERA

Sd/-
Sri. K.S. Sreenivasa Raju, I.A.S., (Retd.),
Hon'ble Chairman
TG RERA