

**BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY**

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

**Complaint No.256/2025/TG RERA (Penalty Order)**

**Dated: 3<sup>rd</sup> February 2026**

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

Venkata Krishna Moorthy Kavaturu

Plot. No. 2,5 Omkarnagar, Phase-II, Nagarjuna Sagar Road, Hyderabad-500074

**... Complainant**

Versus

M/s. Ramanuja Temple county Pvt. Ltd., Rep by its M.D. Koteswara Rao Machineni H.No. 19, Sai Sadan, Road No. 1, R.T.C. Colony, Near Saibaba Temple, Benz Circle, Vijayawada-520008

**... Respondent**

The above-numbered complaint No. 256 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 situated in Survey Nos. 239/A, 239A1/2, 239A1/3, and 239/A3 at Saidapur Village, near Yadagirigutta, Yadadri-Bhuvanagiri District. Upon adjudication of the said complaint, this Authority, after examining the pleadings, documents, and material placed on record, has passed orders dated: 03.11.2025 in CC No.256/2025 holding that the Respondents had advertised, marketed and sold villas in the said project without obtaining mandatory registration, thereby violating the provisions of Section 3 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: 03.11.2025 in CC No.256/2025 are as follows:

*“This Authority now proceeds to examine the issue of whether the Respondent has contravened the mandatory registration requirement under Section 3 of the Real Estate (Regulation and Development) Act, 2016. Section 3(1) of the Real Estate (Regulation and Development) Act, 2016, imposes a categorical bar against any promoter advertising, marketing, booking, selling, or offering for sale any plot, apartment, or*

*building in a real estate project without prior registration of the project with the Real Estate Regulatory Authority. Registration under the RE(R&D) Act, 2016 ensures that a project adheres to essential regulatory safeguards including sanctioned plans, lawful title, financial prudence, 4 and declared timelines, thereby serving the larger objectives of consumer protection and transparency in the real estate sector.*

*The only statutory exemption to the mandate under Section 3(1) of the RE(R&D) Act, is provided in Section 3(2) of the RE(R&D) Act, 2016 which exempts projects where the land proposed to be developed does not exceed 500 square meters or the number of apartments does not exceed eight. However, in the present case, the documentary evidence available on record clearly establishes that the scheduled property admeasures an extent of 9 acres and comprises 1,080 commercial suite apartments, which equates to approximately 36,421 square meters. Therefore, the said project squarely falls within the ambit of Section 3(1) of the Real Estate (Regulation and Development) Act, 2016 and does not qualify for exemption under Section 3(2) of the RE(R&D) Act thereof. Consequently, registration of the project with the Authority was a mandatory pre-condition prior to undertaking any form of advertisement, marketing, agreement, or collection of advances from allottee.*

*The relevant portion of Section 3(1) of the RE (R&D) Act is extracted below for reference: “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.”*

*In the present case, a careful scrutiny of the material on record shows that the Respondent advertised and marketed the project, without obtaining requisite registration or approvals as mandated by the RE(R&D) Act. It is further evidence that the Respondent executed an Agreement of Sale dated 23.06.2022 with the Complainant in respect of a 2BHK unit, DB-1, Flat No.12, First Floor, admeasuring 725 sq. ft., in the project named as “Sri Ramanuja Temple County Pvt. Ltd.” and collected an advance amount towards part payment of the total sale consideration of Rs.28,00,000/-.*

*Additionally, the Complainant has submitted the bank statements substantiating that the Respondent had initially remitted certain monthly returns to his account, thereby 5 establishing that commercial and financial transactions had indeed taken place between the parties pursuant to the said agreement under the pretext of a rental guarantee scheme. Engaging in commercial activities such as advertising, soliciting bookings, executing agreements, and receiving amounts towards the total sale consideration from allottee, without obtaining prior registration of the project with the Authority, constitutes a clear and willful contravention of Section 3(1) of RE (R&D) Act, 2016.*

*Accordingly, this Authority holds that the project undertaken by the Respondent squarely falls within the ambit of RE (R&D) Act, 2016, and that the Respondent’s conduct does not constitute an isolated lapse in the present case but reveals a continuing modus operandi which undermines the very objectives of transparency, accountability, and consumer protection envisaged under the said Act.*

**Directions of the Authority:**

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

- a) For violation of the provisions of Section 3 of the RE(R&D) Act, 2016, for advertising, marketing, selling and offering for sale of units in the project situated in Survey Nos. 239/A, 239A1/2, 239A1/3, and 239/A3 at Saidapur Village, near Yadagirigutta, Yadadri-Bhuvanagiri District, the Respondent is held liable for imposition of penalty under Section 59 of the RE(R&D) Act, 2016, Accordingly, the Respondent are directed to pay a penalty of Rs. 32,12,580 /- (Rupees Thirty-two lakhs Twelve thousand Five hundred and eighty 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 Respondent is 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**

**TELANGANA REAL ESTATE REGULATORY AUTHORITY**