



Telangana Real Estate Regulatory Authority (TG RERA)



Annual Report
2024-25

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MESSAGE FROM THE HON'BLE CHAIRMAN

In Telangana the regular RERA is established in June-July, 2023 vide G.O.Ms.No.84 and 85 MA&UD (Plag.III) Dept., Dated:12-6-2023 and functioning from June-July -2023.

It gives me immense pleasure and a profound sense of responsibility to present the Annual Report of the Telangana Real Estate Regulatory Authority (TGRERA) for the year 2024-25. This fiscal year has not merely been a period of administrative progression but a true moment for the real estate sector in Telangana. We have witnessed a dynamic shift characterized by robust market growth, the fortification of regulatory frameworks, and, most crucially, a tangible renewal of investor and consumer confidence.

Telangana, with the vibrant metropolis of Hyderabad as its crown jewel, continues to stand tall as a beacon of urban development and economic resilience in India. The strength of our real estate market is undeniably evident in the sustained high volume of new project registrations and the consistent completion of ongoing developments. As we transition from a rapidly developing market to a mature, globally competitive ecosystem, the role of TGRERA has fundamentally evolved.

In the Year 2025, the Authority recalibrated its focus heavily towards strict enforcement and comprehensive consumer protection. We successfully operationalized rigorous compliance measures that leave little room for ambiguity. This includes the mandatory and timely filing of Quarterly Progress Reports (QPRs) and the vigilant monitoring of separate bank accounts to strictly prevent the diversion of funds-a practice that historically plagued the sector. A landmark achievement this year was the decisive invocation of Section 8 of the Act to revive stalled projects. The successful intervention in the "Jaya Platinum" project stands as a testament to our resolve, setting a powerful precedent for consumer-centric intervention where the Authority empowers homebuyers to take charge of their destiny.

Furthermore, we have aggressively embraced technology to streamline our internal processes, ensuring that grievance redressal is not just a procedural formality but a timely and effective remedy. The introduction of the Telangana Real Estate Regulatory Authority (Execution Proceedings) Regulations, 2025 marks a significant legislative advancement. These regulations bridge the gap



between judgment and justice, ensuring that our orders translate into tangible relief for allottees rather than remaining on paper

A Vision for the Future A defining highlight of our strategic roadmap is the state's ambitious leap toward the "**Future City**" at **Mucherla**. As Hyderabad expands beyond its current boundaries, the development of this Fourth City represents our commitment to world-class, tech-driven urban living. TGRERA is prepared to ensure that this new frontier of development adheres to the highest standards of transparency and planned excellence.

I extend my deepest gratitude to the State Government for its unwavering support and policy vision, and to the diverse stakeholders-developers, real estate agents, and homebuyers-for their continued cooperation. TGRERA remains steadfastly committed to its mission of fostering a transparent, efficient, and competitive real estate sector that drives the prosperity of Telangana.

Dr. N. Satyanarayana, IAS (R)
Chairman, TGRERA

2. OVERVIEW OF REAL ESTATE SECTOR IN TELANGANA

Telangana, despite being one of India's youngest states, has defied expectations to rapidly emerge as a powerhouse of economic activity and a model for urban development in Southern India. Its capital, Hyderabad, is no longer just a regional hub but is nationally and globally recognized as a leading centre for Information Technology, pharmaceuticals, biotechnology, and innovation. It stands today as one of the fastest-growing metropolitan regions in the country, attracting talent and capital from across the globe. The state comprises 33 districts, with Hyderabad serving as its administrative heart and commercial nucleus, driving growth that radiates into the hinterlands.

Over the past decade, Telangana has recorded consistently strong economic performance, supported by a three-pronged strategy: robust infrastructure expansion, a thriving and diversified services sector, and proactive, stable governance. The state consistently ranks among the top performers in the Ease of Doing Business (EoDB) index, a factor that has made it a preferred destination for global giants setting up IT campuses, Global Capability Centers (GCCs), R&D facilities, and high-end manufacturing operations. This sustained economic momentum has acted as a direct catalyst, accelerating the growth trajectory of the real estate sector.

Key Growth Drivers:

Infrastructure Transformation: The state has witnessed a massive overhaul of its physical infrastructure. Large-scale projects such as the Outer Ring Road (ORR) have redefined connectivity, creating new growth corridors. Complementing this is the expanding metro rail network

The "Fourth City" Vision: Future City

The most significant development in Telangana's urban trajectory is the announcement and commencement of the "**Future City**". Joining the ranks of Hyderabad, Secunderabad, and Cyberabad, this Fourth City is designed to be a global hub for Artificial Intelligence (AI), health tourism, and net-zero sustainable living. This project is expected to act as a massive catalyst for the real estate sector, creating a new epicenter for high-end residential, commercial, and industrial developments.

These projects have not only enhanced connectivity but have unlocked vast parcels of land for new development zones, effectively expanding the city's horizon.



Market Stability and Resilience:

Unlike many other metros that face volatility, Hyderabad's real estate market is characterized by stable price appreciation, high absorption rates, and unwavering investor confidence. The city maintains a unique competitive advantage: it offers world-class infrastructure and livability while remaining affordable relative to other major metros. Furthermore, it maintains one of the lowest levels of unsold inventory in the country, indicating a healthy balance between supply and genuine demand.

Sectoral Balance:

The market is supported by a healthy mix of residential, commercial, and industrial real estate, insulating it from single-sector downturns. The sustained double-digit growth of the IT/ITES sector and the expansion of pharma clusters (such as Genome Valley) have driven an insatiable demand for premium residential housing and Grade-A commercial office spaces.

Even during periods of national economic uncertainty or global headwinds, Telangana's real estate sector has remained remarkably resilient. Government initiatives such as Build Now, the digitized Land Administration System (Bhu Bharathi), and strict RERA enforcement have further enhanced transparency, reduced litigation risks, and solidified investor trust in the state's property market.

3. REGULATORY STATUS AND PROJECT REGISTRATION

Since its operationalization, TGRERA has worked tirelessly to dismantle the information asymmetry that once defined the real estate market. The Authority has consistently enforced the statutory mandate under Section 3 of the Real Estate (Regulation and Development) Act, 2016.

We ensure that every promoter whose project exceeds 500 square meters of land area and comprises eight units obtains valid registration prior to any form of advertisement, marketing, booking, or sale. This effectively curbing the practice of "pre-launch" sales which often put buyer capital at significant risk

Legislative Harmonisation and Strengthening of Regulatory Framework

Amendment to the Telangana Real Estate (Regulation & Development) Rules, 2017

(G.O.Ms.No.60, MA&UD Department, dated 04.03.2025)

During the reporting year, the Telangana Real Estate Regulatory Authority (TGRERA) identified a significant interpretational inconsistency between Section 3(1) of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as "the RE (R&D) Act") and the definition of "ongoing project" contained in Rule 1(2) and Rule 2(1)(j) of the Telangana Real Estate (Regulation & Development) Rules, 2017, as originally notified vide G.O.Ms.No.202 dated 31.07.2017.

Section 3(1) of the RE(R&D) Act mandates compulsory registration of all real estate projects that are ongoing as on the date of commencement of the RE(R&D) Act and for which a completion certificate has not been issued. The statutory scheme is clear and unambiguous in extending the regulatory net to projects lacking a completion certificate as on the date of enforcement.

However, Rule 2(1)(j) of the Telangana Rules, as originally framed, defined "ongoing projects" in a manner that excluded projects which had received building permission prior to 01.01.2017. This exclusion introduced a threshold unrelated to the statutory test under Section 3(1), thereby creating ambiguity and the potential for circumvention of the RE(R&D) Act's mandate.

The Authority consistently maintained that such exclusion was inconsistent with the parent enactment and contrary to the legislative intent underlying Section 3. It is a well-settled principle of law that subordinate legislation cannot override, dilute, or defeat the provisions of the parent statute. In the event of inconsistency, the statute must prevail. The legal position stands affirmed by the Hon'ble Supreme Court in *Newtech Promoters & Developers Pvt. Ltd. v. State of Uttar Pradesh*, wherein it was categorically held that:

“The Act has retroactive application and covers all projects that were ongoing on the date of its commencement and which had not received a completion certificate.”

Thus, the determinative criterion under the RE(R&D) Act is the absence of a completion certificate or occupancy certificate as on the date of commencement not the date of approval of building permission. Recognising the gravity of the issue and its implications for regulatory certainty, investor protection, and statutory compliance, TGRERA formally recommended suitable amendments to the Government of Telangana vide Lr.No.423/A/TSRERA/2024, dated 04.03.2025 and Lr.No.423/A-1/TG RERA/2024, dated 09.05.2024.

The Authority emphasised the necessity of harmonising the Telangana RE(R&D) Rules,2017 with the substantive provision of the RE(R&D) Act,2016 to prevent regulatory dilution and ensure uniform application of the Central legislation.

Acting upon the Authority's recommendations, the Government of Telangana issued G.O.Ms.No.60, MA&UD Department, dated 04.03.2025, thereby amending the Telangana Real Estate (Regulation & Development) Rules, 2017 to align them with the parent statute.

I. **Amendment to Rule 2(1)(j) — Definition of “Ongoing Project”** –The Amended Rule now reads:

“Ongoing Project” 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

sub-section (1) of Section 3 of the Real Estate (Regulation & Development) Act, 2016.

This amendment conclusively removes interpretational ambiguity and restores the statutory test contemplated under Section 3(1) of the RE(R&D) Act. The applicability of the RE (R&D) Act is now unequivocally linked to the absence of an Occupancy Certificate or Completion Certificate.

II.Strengthening of Enforcement Mechanism: Amendment to Rule 23

In addition to the definitional clarification, G.O.Ms.No.60 substituted Rule 23 and inserted an enhanced enforcement framework consistent with Section 40 of the RE (R&D) Act.

(A) Substituted Rule 23(1)

Rule 23(1) now provides:

*Rule 23(1). Recovery of interest, penalty and compensation:
-"The recovery of the amounts due such as interest, penalty or compensation shall be recovered as arrears of land revenue in the manner provided under applicable local laws."*

The following shall be added after Rule 23(1) as Rule 23(2):

This provision strengthens the coercive recovery mechanism by enabling execution through established revenue recovery procedures, thereby ensuring expeditious realisation of amounts awarded by the Authority.

(B) Inserted Rule 23(2)

The newly inserted Rule 23(2) provides:

Rule 23(2). "For the purpose of sub-section (2) of section (40), every order passed by the Adjudicating Officer, Regulatory Authority or Appellate Tribunal, as the case may be, under the Act or the rules and regulations made there under, shall be enforced by the Adjudicating Officer, Regulatory Authority or the Appellate Tribunal in the same manner as if it were a

decree or order made by the Principal Civil Court in a suit pending therein and it shall be lawful for the Adjudicating Officer, Regulatory Authority or Appellate Tribunal, as the case may be, in the event of its inability to execute the order, send such order to the Principal Civil Court, to execute such order either within the local limits of whose jurisdiction the real estate project is located or in the principal civil court within the local limits of whose jurisdiction the person against whom the order is being issued, actually and voluntarily resides, or carries on business, or personally works for gain".

This amendment operationalises Section 40(2) of the RE(R&D) Act in its true spirit and significantly enhances the enforceability of RERA orders.

The issuance of G.O.Ms.No.60, MA&UD Department, dated 04.03.2025, represents a decisive step in fortifying the statutory framework governing the real estate sector in Telangana. By harmonising the Telangana Real Estate Rules with the Real Estate (Regulation & Development) Act, 2016, the amendment eliminates interpretational inconsistencies, reinforces the retroactive applicability of the Act as affirmed by the Hon'ble Supreme Court in *Newtech Promoters & Developers Pvt. Ltd. v. State of Uttar Pradesh*, and strengthens the enforceability of orders through robust recovery and execution mechanisms. This intervention not only closes regulatory gaps but also reaffirms the Authority's commitment to effective enforcement, and unwavering protection of the interests of allottees, thereby ensuring that the legislative mandate of Parliament is implemented in its full letter and spirit within the State.

Public Notice on Advertisement Compliance by Promoters

The Authority issued a Public Notice for the attention of Promoters of Real Estate Projects in exercise of powers under Section 37 of the Real Estate (Regulation and Development) Act, 2016, directing strict compliance in relation to advertisements and promotional material.

The Public Notice mandates that all advertisements of real estate projects in prospectus, print media, hoardings or any other visual medium shall prominently display the Competent Authority's Project Permit Number and the TS RERA

Registration Number in the top right corner of the advertisement. The font size of these details shall be equal to or larger than the font size used for project contact details and address.

Further, in advertisements through FM Radio, electronic media and SMS communications, the Registration Number issued by TS RERA along with approval details of HMDA / GHMC / DTCP / Corporations / Municipalities / Grampanchayats shall be clearly and prominently mentioned.

This direction was issued to prevent misleading advertisements, enhance transparency in project marketing, and ensure that consumers are adequately informed regarding statutory approvals and registration status. The measure reinforces regulatory discipline and strengthens consumer protection within the real estate sector.

Extension of Project Registration under Section 6 / Section 6 Proviso of the Act (Circular No. 505 dated 01.03.2025)

the Telangana Real Estate Regulatory Authority issued Circular No. 505 dated 01.03.2025 laying down comprehensive guidelines and procedural requirements for consideration of applications seeking extension of project registration under Section 6 and the proviso to Section 6 of the Real Estate (Regulation and Development) Act, 2016. Section 6 of the Act empowers the Authority to extend the registration granted under Section 5 in cases of Force Majeure, while the proviso enables the Authority, in reasonable circumstances and without default on the part of the promoter, to grant extension for a period not exceeding one year in aggregate, for reasons to be recorded in writing.

Over time, the Authority observed variations in the nature and quality of extension applications filed by promoters, including cases arising due to residual impacts of the COVID-19 pandemic and other project-specific constraints. In order to ensure transparency, uniformity, and objective scrutiny, the Circular prescribed a structured framework for filing and processing such applications. Promoters seeking extension are required to submit a detailed explanatory note on the reasons for delay, a notarized affidavit, a comprehensive physical and financial plan for completion of the balance work, updated Quarterly Progress Reports and Annual Audit compliance, valid sanctioned plans, details of the designated project bank account, and consent of allottees in the prescribed formats. The Circular further mandates disclosure of sold and unsold inventory, proposed construction timelines, cost-to-completion estimates, funding sources, promoter capital infusion plans, and assurances regarding uninterrupted project execution.

These procedural safeguards strengthen financial and construction monitoring, enhance accountability of promoters seeking additional time, and ensure that extension of registration is granted only after due diligence and in the interest of protecting allottees. The Circular represents a significant step towards balancing regulatory flexibility with consumer protection, while ensuring that delayed projects are brought back on track within a legally supervised and financially viable framework.

Current Registration Status:

Registered Projects: 9,445 (Cumulative) - *A testament to the scale of development.*

Registered Agents: 4,205 - *Ensuring the intermediaries are accountable.*

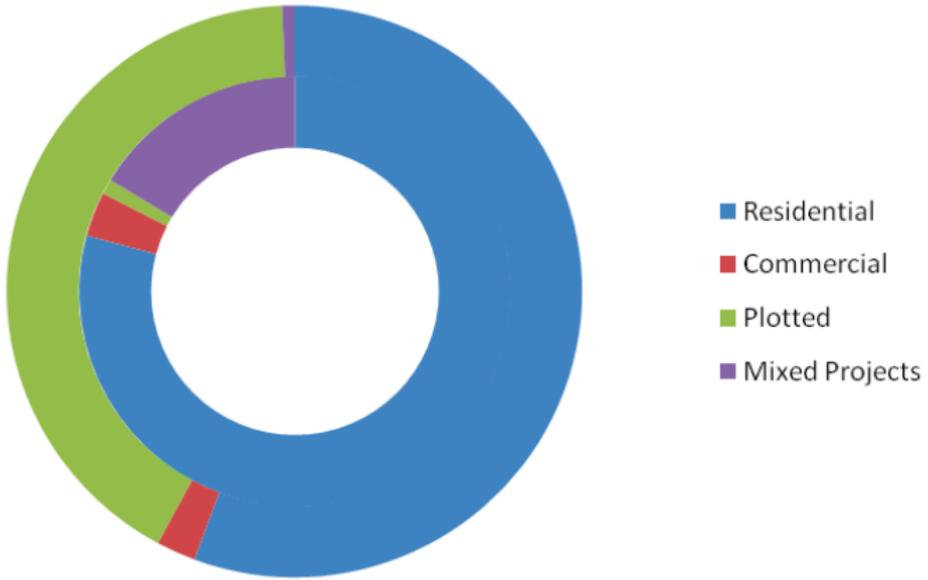
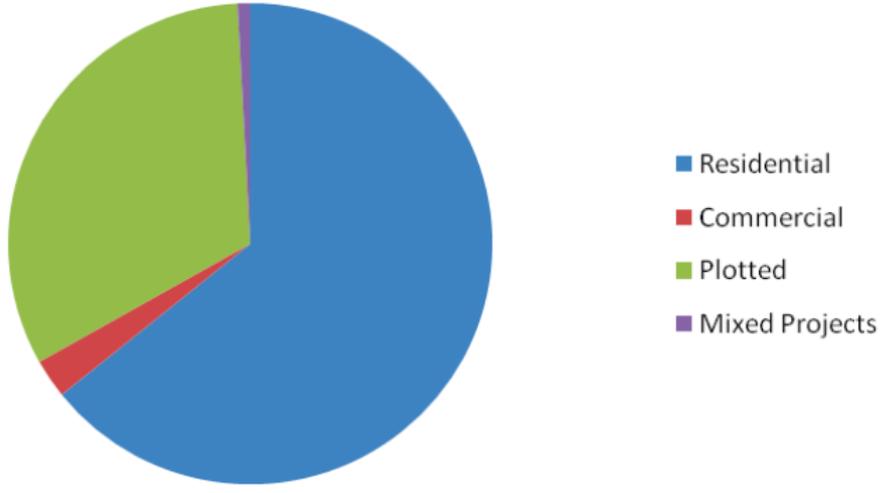
Snapshot of Real Estate Sector in Telangana (Till March 2025)

The following data provides a comprehensive snapshot of the scale and scope of the sector under the purview of TGRERA.

TG RERA Registered projects from the year 2018 to as on Dt. 31-03-2025					
Particulars	Residential	Commercial	Plotted	Mixed Projects	Grand Total
No. of Projects Registered	6065	248	3052	80	9445
Floors/Plots	144798	2551	2437773	3935	2589057
Total Area Covered Area (Sq. Mtrs)	39613.51	19.34	351603.12	623.92	391859.88
Build-up Area (Sq. Mtrs)	36895.91	123.40	222969.93	755.49	260744.73
On going Projects	2719	115	39	560	3443
Completed Projects	3346	133	2492	41	6012

**Note: Grand totals in the snapshot table reflect the specific dataset analysed for the period April, 2018 to March, 2025.*

No. of Projects Registered



Project Composition and Completion Status

An in-depth analysis of the registered projects reveals that residential projects from the dominant segment, accounting for the majority of the built-up area. This is followed closely by plotted developments, which remain a popular investment choice in Telangana's cultural context. Commercial and mixed-use projects, while accounting for a relatively smaller share in terms of project count, contribute significantly to value and employment generation, indicating a predominantly housing-driven market supported by commercial hubs.

Completion Rate: Out of 9445 registered projects tracked for lifecycle status, 6012 projects have been successfully completed, while 3443 are currently ongoing. This indicates that more than half of the registered projects have achieved completion. This high completion rate is a positive indicator of the market's health, reflecting improved project execution capabilities among developers, rigorous regulatory monitoring, and a general adherence to declared timelines.

4. DISTRICT-WISE ANALYSIS (2025)

The analysis of district-wise project registrations provides critical insights into the spatial development patterns of the state. It highlights the direction of urban sprawl and the emergence of new economic centres. While Hyderabad and its surrounding districts continue to dominate the landscape, there is a steady and encouraging participation from Tier-II cities, suggesting a balanced regional growth.

#	Name of the District	Residential	Commercial	Mixed Development (Resi. & Commr.)	Plotted Development	Total Projects
1	Adilabad	2	0	0	29	31
2	Bhadradri Kothagudem	26	0	0	9	35
3	Hyderabad	457	42	21	5	525
4	Jagithyal	27	1	0	6	34
5	Jangaon	1	0	0	25	26
6	Jayashankar	1	0	0	11	12
7	Jogulamba Gadwal	3	0	0	16	19

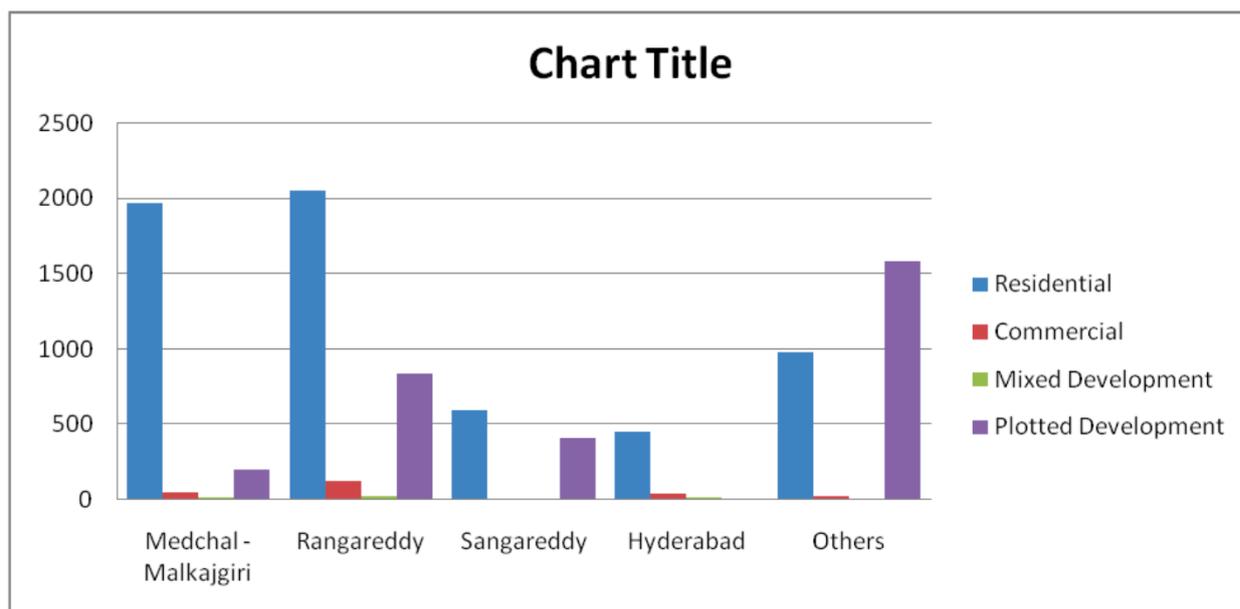
8	Kamareddy	19	0	0	39	58
9	Karimnagar	133	1	1	13	148
10	Khammam	117	1	0	173	291
11	Kumuram Bheem (Asifabad)	0	0	0	2	2
12	Mahabubabad	13	1	0	15	29
13	Mahabubnagar	45	4	0	226	275
14	Mancherial	16	1	0	20	37
15	Medak	9	0	0	39	48
16	Medchal-Malkajgiri	1974	47	20	202	2243
17	Nagarkurnool	0	0	0	80	80
18	Nalgonda	14	1	0	81	96
19	Nirmal	7	0	0	6	13
20	Nizamabad	95	1	0	69	165
21	Peddapalli	19	1	0	9	29
22	Rajanna Sircilla	11	0	0	10	21
23	Ranga Reddy	2055	126	30	833	3044
24	Sangareddy	598	6	3	411	1018
25	Siddipet	36	0	0	69	105
26	Suryapet	27	0	0	76	103
27	Vikarabad	6	0	0	109	115
28	Wanaparthy	5	0	0	18	23
29	Warangal Rural	3	0	0	11	14
30	Warangal Urban	323	15	3	86	427
31	Yadadri Bhuvanagiri	23	0	2	336	361
	Total	6075	248	80	3044	9447

(Note : Narayanpet District data included in Mahabub Nagar District and Mulugu District data included in Warangal)

Category Wise Projects Registered in Most Urbanised Districts (till March, 2025)

The table below breaks down project registrations by district and type, revealing local market preferences.

Snapshot of projects registered with Telangana RERA in different districts as on 31/03/2025						
	Medchal - Malkajgiri	Rangareddy	Sangareddy	Hyderabad	Others	Total
Residential	1974	2055	598	457	981	6075
Commercial	47	126	6	42	27	248
Mixed Development	20	30	3	21	6	80
Plotted Development	202	833	411	5	1583	3044
Grand Total	2243	3044	1018	525	2597	9447



Total Registrations vs Project type for major districts of Telangana till March, 2025

**Note: Grand totals in the snapshot table reflect the specific dataset analysed for the period April, 2018 to March, 2025.*

Detailed Analysis of Trends:

The Peripheral Growth Phenomenon: The data clearly indicates that the center of gravity for real estate development has shifted to the peripheral districts. Rangareddy (3044 projects) and Medchal-Malkajgiri (2243 projects) are witnessing explosive growth. This is a direct consequence of the excellent connectivity provided by the Outer Ring Road (ORR) and the expansion of the IT corridor into the Financial District and Kokapet. These areas offer land parcels suitable for large integrated township and gated communities, which are increasingly preferred by the urban workforce.

Tier-II Urbanization and Emerging Clusters: Beyond the metropolis, districts like Khammam (291 projects), Warangal (Urban) (427 projects), Yadadri (361 projects), and Mahabubnagar (275 projects), show consistent and moderate activity. This is indicative of "Tier-II Urbanization, driven by local commercial growth, improved municipal infrastructure, and the desire for quality housing in secondary cities. The high number of plotted developments in these districts suggests a cultural preference for independent housing and land investment.

Compliance Penetration: The presence of registrations in rural or semi-urban districts like Adilabad, Mahabubabad, and Suryapet is a positive sign. It indicates that regulatory awareness is spreading beyond the capital, and developers in smaller towns are beginning to embrace the transparency mandated by RERA.

Regulatory Status and Project Registration (FY 2024–25)

During FY 2024–25, the Telangana State Real Estate Regulatory Authority (TGRERA) continued to ensure structured, transparent, and compliance-driven project registration under Section 3 of the Real Estate (Regulation and Development) Act, 2016.

A total of **1,481 projects** were registered during the financial year across all categories. Of these, **699 were Residential projects, 25 Commercial projects, 5 Mixed Development projects, and 752 Plotted Development projects.**

Category-wise Position

- **Residential:** 699 registered; 643 ongoing; 56 completed
- **Commercial:** 25 registered; 24 ongoing; 1 completed
- **Mixed Development:** 5 registered; 5 ongoing

- **Plotted Development:** 751 registered; 333 ongoing; 418 completed

The total area covered by projects registered during the year exceeded **39477.55 Lakh sq. meters**, with a cumulative built-up area of over **24803.20 Lakh sq. meters**, reflecting continued development intensity across segments.

Plotted Development projects accounted for the largest share of registrations and a significant proportion of completions, indicating shorter execution cycles in this segment. Residential projects continued to dominate in terms of structural scale, with over **21,000 floors/units** registered during the year.

The Authority maintained rigorous scrutiny of land title documentation, statutory approvals, financial disclosures, escrow compliance mechanisms, and declarations under Section 4(2) prior to granting registration. Digital monitoring systems were leveraged to ensure real-time public disclosure of project details and lifecycle-based regulatory oversight.

Overall, FY 2024–25 reflects sustained regulatory discipline, continued geographic spread of registered development, and strengthened monitoring of project progression from registration to completion, reinforcing transparency and consumer protection within the State’s real estate sector.

TG RERA Registered projects for the F.Y 2024-2025

Particulars	Residential	Commercial	Plotted	Mixed Projects	Grand Total
No. of Projects Registered	699	25	751	5	1481
Floors/Plots	21007	166	261238	334	282745
Total Area Covered Area (Sq.Mtrs)(In Lakhs)	5258.06	0.87	34205.86	12.77	39477.55
Build-up Area (Sq.Mtrs)(In Lakhs)	3902.21	2.81	20773.87	124.20	24803.20

Projects Registered during FY 2024–25

District-wise Distribution of Projects

District-wise Distribution of Projects (1 April 2024 to 31.03.2025)			
Sr No	Name of the District	Total Project Count	Percentage Share
1	Ranga Reddy	382	25.80 %
2	Medchal-Malkajgiri	237	16 %
3	Sangareddy	162	10.94 %
4	Hyderabad	50	3.38 %
5	Others	650	43.89 %
6	Total	1481	100 %

Concentration in Major Urban and Peri-Urban Districts

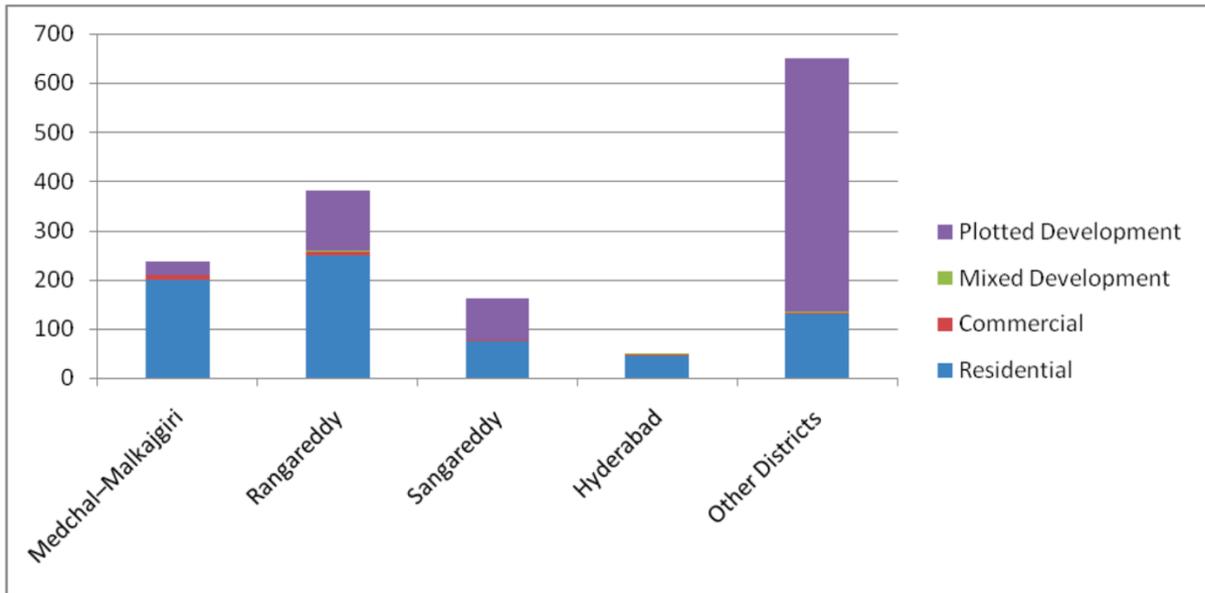
The spatial distribution of projects reveals a **high concentration in the Hyderabad Metropolitan Region (HMR)** and its immediate periphery.

- **Rangareddy District (382 projects)** emerges as the leading contributor, accounting for nearly **25.80% of total registrations**, driven primarily by plotted developments (124 projects) and residential projects (250 projects). This reflects sustained expansion along ORR corridors and peripheral growth nodes.
- **Medchal–Malkajgiri District (237 projects)** follows closely, with a balanced mix of residential (200 projects) and plotted developments (27 projects), supported by proximity to Hyderabad and established urban infrastructure.
- **Sangareddy District (162 projects)** demonstrates significant plotted development activity (85 projects), indicating continued suburbanisation and demand for affordable land parcels.

Mahabubnagar, Warangal Urban and Khammam district itself recorded **247 projects**, comprising of largely residential(68) and commercial(1) and Plotted development(177), indicating that **new supply within core urban areas remains limited**, with growth increasingly shifting outward.

Project Type Distribution across Major Districts

Project Type	Medchal–Malkajgiri	Rangareddy	Sangareddy	Hyderabad	Other Districts
Residential	200	250	75	44	130
Commercial	10	06	02	05	02
Mixed Development	0	2	0	1	02
Plotted Development	27	124	85	0	516

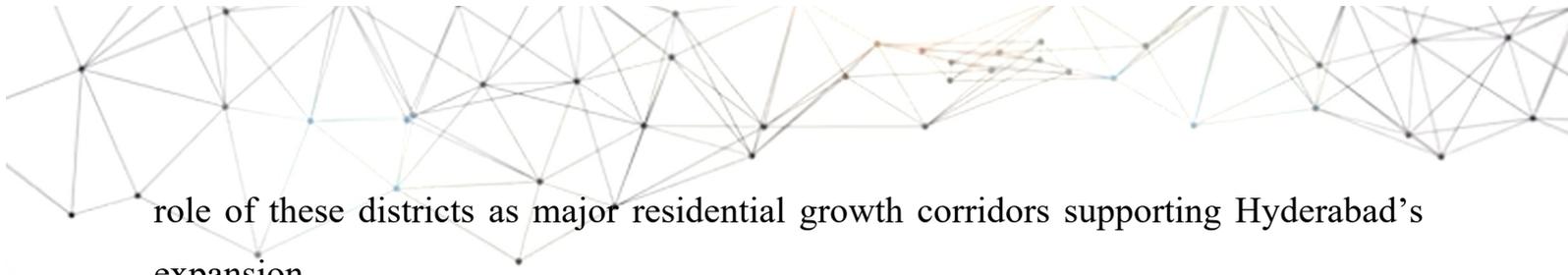


Project Type and District-wise Distribution

During FY 2024–25, a total of **1481 projects** were registered across Telangana under TGRERA. The distribution of projects by type reveals a **housing-centric growth pattern**, with residential and plotted developments dominating the development landscape.

Plotted developments accounted for **752 projects**, representing the largest category. A substantial proportion of these projects were registered in districts outside the core metropolitan area, indicating growing preference for low-density, land-based developments in peri-urban and rural regions. This trend reflects both affordability considerations and improved regional connectivity.

Residential projects accounted for **699 registrations**, with a pronounced concentration in **Rangareddy and Medchal–Malkajgiri districts**, reaffirming the



role of these districts as major residential growth corridors supporting Hyderabad’s expansion.

Commercial projects (25) and mixed-use developments (5) remained limited and were largely confined to established urban and peri-urban districts. This indicates cautious developer sentiment and market-aligned supply addition in non-residential segments.

Overall, the spatial and typological distribution of projects points towards **planned suburbanisation, infrastructure-driven growth, and sustained housing demand**, while maintaining a balanced and regulated development trajectory under the RERA framework.



5. REGULATORY REGIME AND COMPLIANCE

The core mandate of TGRERA extends beyond mere registration; it encompasses the active monitoring of projects throughout their lifecycle to protect consumer interests.

Disclosure and Quarterly Progress Reports (QPRs) Transparency is the cornerstone of RERA. To ensure allottees can actively monitor the construction progress of their investments, TGRERA rigorously enforces Section 11(1)(b) to (e) of the Act.

As per Section 11(1)(b) to (e) of the RE(R&D) Act, 2016, Promoters are statutorily obligated to file QPRs. This involves a multi-disciplinary validation process: Form 1 (Project Architect Certificate) certifies the physical progress, Form 2 (Project Engineer Certificate) certifies the structural and material aspects, and Form 3 (Project Chartered Accountant Certificate) certifies the financial health. Additionally, Statement of Annual Accounts and Audit Report compliance is monitored through Form 7.

Enforcement: To combat laxity in reporting, Circular No. 629/TGRERA/2024 was issued to strengthen this mandate. This circular clarified consequences for non-compliance, significantly enhancing the flow of information to buyers.

Compliance Rates for Quarterly Progress Reports (QPRs)

Analysis of QPR submissions (Forms 1, 2 and 3) across the years indicates a **consistently high and improving compliance trend** under TGRERA.

- From **2018–19 to 2020–21**, QPR compliance was relatively modest in absolute numbers, reflecting the initial phase of system adoption by registered projects.
- A **sharp and sustained increase** is observed from **2021–22 onwards**, with submissions rising substantially year-on-year, indicating improved awareness, enforcement, and stabilization of the regulatory framework.

- During **2022–23 to 2024–25**, compliance levels reached **near-universal coverage**, with submissions across Forms 1, 2 and 3 remaining largely aligned, demonstrating **uniform adherence** to quarterly reporting requirements.
- Minor variations between forms in certain years are **marginal and operational in nature**, not indicative of systemic non-compliance.

Overall, with cumulative submissions of over **14,600 QPRs per form**, the data reflects a **robust compliance culture**, strengthened regulatory oversight, and effective monitoring mechanisms under TGRERA.

Statement of Annual Accounts and Audit Report (Form-7)

The submission of Form 7 by promoters is a mandatory compliance requirement under the Real Estate (Regulation and Development) Act, 2016 (RERA). This report ensures financial transparency, confirms the correct use of project funds, and tracks construction progress, which protects the interests of homebuyers.

There has been substantial year-on-year growth in the number of projects submitting their Statement of Annual Accounts and Audit Report (Form 7) and Audited Financial Statements. Total submissions from FY 2018-2019 reached **3151** for Form 7 and **1,360** for Audited Financial Statements.

Peak Compliance: The Financial Year **2023-2024** marked a peak in compliance with **1,049** Form 7 submissions, indicating maximum adherence to regulatory requirements during that period.

Overall completion certificate (Form 1A)

The "Overall completion certificate" (Form 1A) is a Project Architect's Certificate issued upon the completion of construction work for a registered project. This certificate, along with the Occupancy Certificate/Final Layout Letter from the competent authority, formally acknowledges that a project is finished according to sanctioned plans and the agreement of sale, ensuring legal compliance and protecting allottees' interests.

There has been a significant year-on-year increase in the number of projects receiving Form 1A certificates. The number grew consistently from **15** in FY 2018-2019 to a peak of **582** in FY 2024-2025.

The Financial Year **2024-2025** recorded the highest number of project completions, indicating high adherence to regulatory timelines during that period.

In total, **1635** projects received their overall completion certificates across the reporting years, reflecting the Authority's successful regulation and monitoring of the real estate sector in Telangana.

Monitoring of Statutory Filings and Project Progress (FY 2024–25)

During FY 2024–25, the Authority continued to strengthen compliance oversight through systematic monitoring of statutory filings submitted by registered projects. Quarterly Progress Reports (QPRs) were received during the year, comprising 5,910 Form–1 (Project Architect Certificate), 5,928 Form–2 (Project Engineer Certificate), and 5,919 Form–3 (Chartered Accountant Certificate) submissions. The sustained volume of filings reflects active project execution and improved adherence to periodic disclosure requirements under the Act.

In addition, 813 projects submitted Statement of Annual Accounts and Audit Report (Form–7), out of which 361 projects furnished audited financial statements, reinforcing compliance with escrow and fund utilization provisions. Further, 582 projects submitted Overall Completion Certificates (Form–1A), indicating progressive project completion and lifecycle compliance.

These statutory submissions enabled the Authority to maintain continuous regulatory supervision, enhance financial transparency, and ensure accountability at every stage of project implementation during FY 2024–25.

Three Bank Account System for RERA Registered Projects: -

Financial Discipline (Separate Accounts) One of the most critical provisions of the Act is Section 4(2) (1) (D) of the RE (R&D) Act, 2016, which mandates that 70% of funds realized from allottees must be deposited in a separate bank account. This ring-fencing of funds is designed to cover the cost of construction and land cost, preventing the common malpractice of diverting funds to new land acquisitions while current projects stall

TG RERA issued **Circular No. 1558/TG RERA/2024, Dt.09.09.2024** to strengthen financial monitoring and ensure transparency in the management of funds for registered real estate projects.

i. **Mandatory three Bank Accounts for the RERA registered projects:**

Promoters must maintain three distinct bank accounts for each project registered with TG RERA:

- a. **Collection Account of the project (100%)** – All funds from allottees must first be deposited here in the “Collection account of the Project” and amount is transferred through an auto sweep facility a minimum of seventy (70%) percent of the amount collected from allottees to the 'Separate Bank Account of the Project' and a maximum of thirty (30%) percent of the collected amount to the 'Transaction account of the project'.
- b. **Separate Account of the project (70%)** – Amount from the Collection Account of Project is transferred to the Separate Account of the Project (70%) through auto sweep facility and used only to cover the cost of the project, in proportion to the percentage of completion of the project.
- c. **Transaction Account of the project (30%)** – Amount from collection account of the project is transferred to the “Transaction account of the Project through auto sweep facility and these funds allocated for operational and tax related expenses.



Controls:

- d. Banks must ensure compliance with the prescribed nomenclature for account naming and the auto-transfer mechanism.
- e. The bank where the 'Collection Account of the Project (100%) and Separate Account of the Project (70%) is opened shall ensure that no debits or withdrawals are permitted by means of cheque, debit card, credit card, internet banking facility, or any other payment methods (e.g., Demand Draft (DD), bank guarantees, etc.) or any means of instruments.
- f. The amounts from the separate account of the project shall be withdrawn by the promoter only after submission of Form 1 (Project Architect Certificate), Form 2 (Project Engineer Certificate) and Form 3 (Project CA Certificate) in proportion to the percentage of completion of the project as prescribed in the Regulations for getting release of money from the separate account of the project to the transaction account of the project.
- g. The Collection and Separate Accounts must remain free of encumbrances, liens, and third-party controls.
- h. Banks must notify the Authority of any suspicious transactions and ensure that unauthorized withdrawal mechanisms (e.g., cheque books, debit cards) are not provided.

Institutional Strengthening: -

Institutional Strengthening Recognizing that regulation requires collaboration; TGRERA has entered into strategic Memoranda of Understanding (MoUs) with key institutions:

IAMC (International Arbitration and Mediation Centre): To facilitate conciliation and alternative dispute resolution, offering a faster path to settlement than traditional litigation.

NALSAR University of Law, ASCI, and ESCI: These partnerships focus on deep-dive research into real estate laws, policy development, and capacity building for TGRERA staff and stakeholders.



On July 5th, 2024, NALSAR University of Law, Hyderabad, entered into a Memorandum of Understanding (MOU) with the Telangana Real Estate Regulatory Authority (TG RERA), represented by Dr. N. Satyanarayana, IAS, Hon'ble Chairman.

6. GRIEVANCE REDRESSAL AND ADJUDICATION

Complaint redressal is one of the main objectives of The Real Estate (Regulation and Development) Act, 2016. The Real Estate Regulatory Authority has been vested with Quasi-Judicial Powers to resolve such complaints. Any aggrieved party can file a complaint with the Telangana Real Estate Regulatory Authority in one of two ways: online or offline. The online complaints can be submitted through the TGERA web portal, whereas the offline complaints can be Submitted to the TGRERA office by submitting a hard copy of the complaint along with relevant documents and Rs. 1000/- DD as fees drawn in the name of “Telangana Real Estate Regulatory Authority” Payable at Hyderabad.

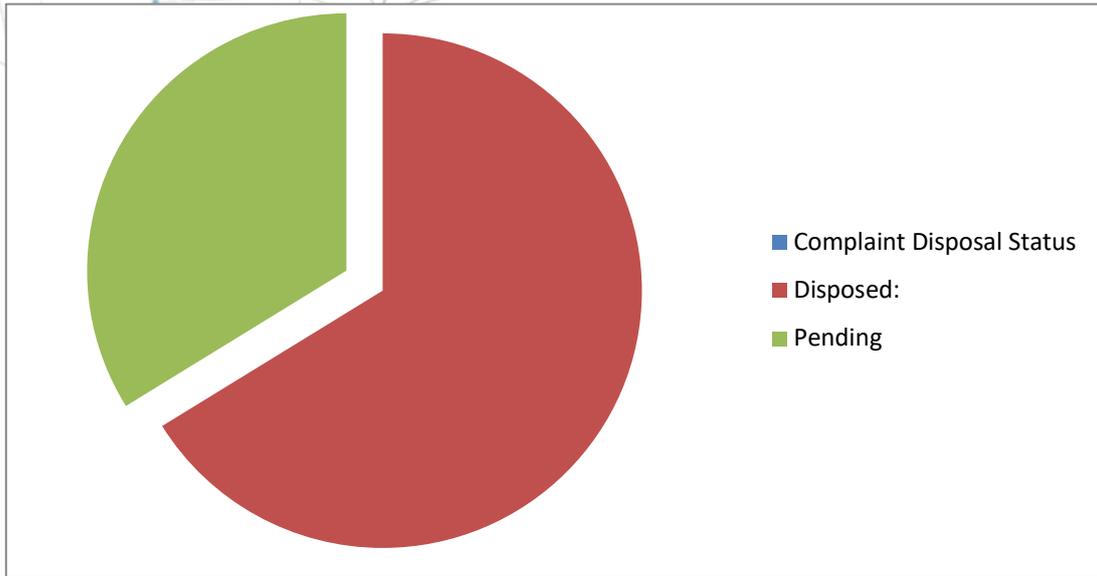
Any aggrieved person may file a complaint with the Authority or the adjudicating officer, as the case may be, for any violation or contravention of the provisions of this Act or the rules and regulations made thereunder against any promoter allottee or real estate agent. The Adjudicator addresses complaints regarding demand for compensation

The ultimate test of any regulatory authority is its ability to resolve disputes. TGRERA has been vested with Quasi-Judicial powers to adjudicate complaints between buyers and developers. Following the appointment of the regular Authority in July 2023, there has been a concerted drive for the expeditious adjudication of pending cases to clear the backlog.

Status of Complaints (As of 3/ 2025):

Total Complaints Filed: 2,549

Complaints Disposed: 1,687

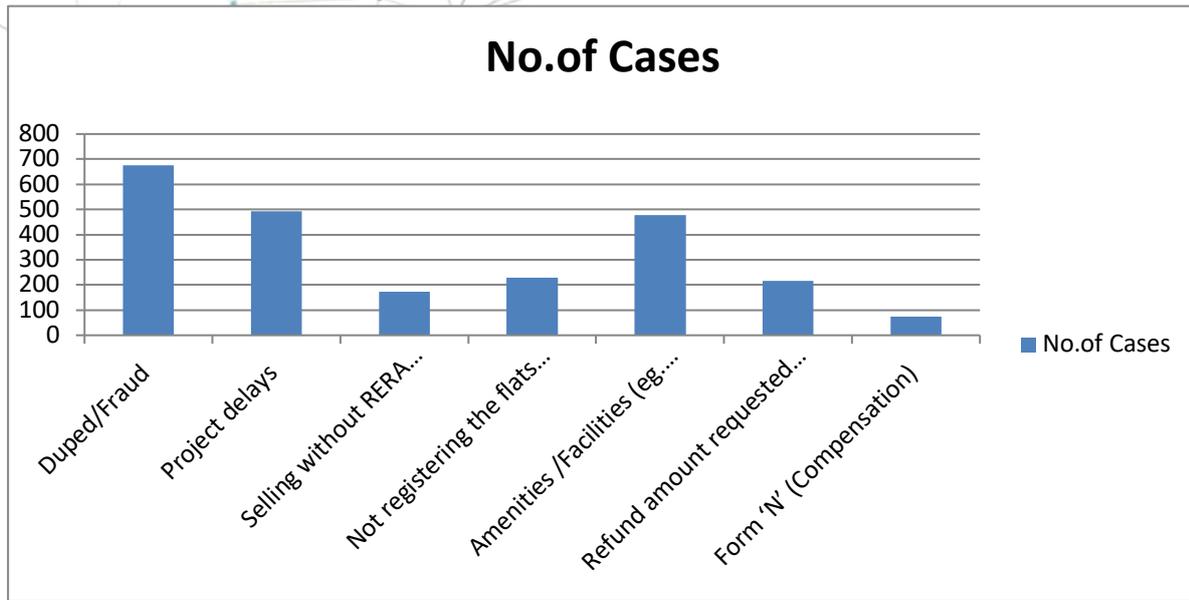


Adjudication Focus: The Authority's approach is characterized by legal consistency, fairness, and strict adherence to the Act, ensuring that judgments stand the test of legal scrutiny.

Nature of Complaints Registered

The categorization of complaints offers insight into the friction points in the market:

Nature of complaints	No.of Cases
Duped/Fraud	675
Project delays	493
Selling without RERA Registration	173
Not registering the flats /Plots in favour of complainants	230
Amenities /Facilities (eg. water, drainage and parking issues)	477
Refund amount requested by the complainants 217	217
Form 'N' (Compensation)	75



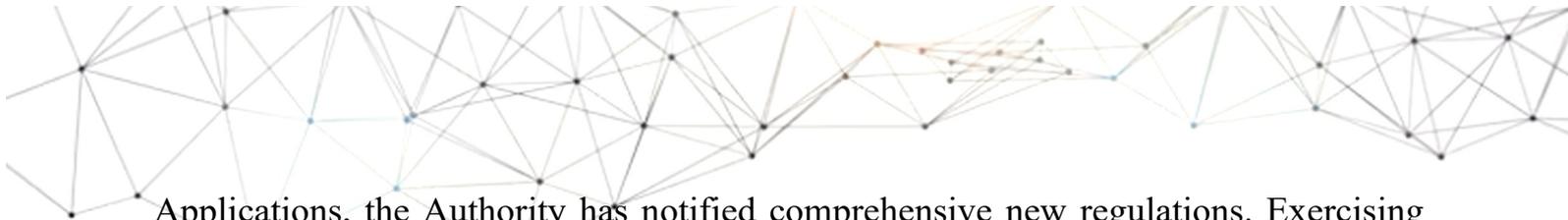
Section 8 Intervention: Revival of Stalled Projects Perhaps the most significant achievement for TGRERA this year was the bold invocation of Section 8 of the Act. This section empowers the Authority to intervene when a promoter fails to complete a project.

Case Study - "Jaya Platinum": In this landmark case involving M/s Jayathri Infrastructure Pvt. Ltd., the developer abandoned the project, leaving hundreds of families in distress. The Authority stepped in, ousted the promoter, and transferred the responsibility of completion to the Association of Allottees. This was done under the strict supervision of a Monitoring Committee comprising technical and financial experts. This mechanism enabled approximately 99% completion of the project, transforming a hopeless situation into a success story and saving allottees from severe financial ruin.

Suo Moto Actions Moving from reactive to proactive governance, the Authority initiates Suo Moto cases against violators even without a formal consumer complaint. This includes actions for:

1. Marketing or selling projects before obtaining RERA registration.
2. Non-submission of mandatory Quarterly/Annual Reports.
3. Advertising projects without displaying the RERA registration number and website URL.

Execution Proceedings Regulations, 2025 A common grievance among homebuyers were in difficulty in enforcing RERA orders. To address pending Execution



Applications, the Authority has notified comprehensive new regulations. Exercising powers under Section 85, TGRERA can now execute its orders

The powers include:

Recovery: Initiating recovery of penalty or dues as arrears of land revenue.

Attachment: Attachment and sale of the promoter's movable or immovable property.

Detention: In extreme cases of non-compliance, arrest and detention under the Civil Procedure Code.

Overall penalty in imposed & recovered since inception; the Authority has imposed a penalty of 47.33 Crores in 1313 cases, out of which 12.10 Crores (26 %) has been recovered

7. ADMINISTRATION AND ESTABLISHMENT

Authority Composition

The Authority is led by a team of experienced administrators and judicial experts who guide its strategic direction.

Designation	Name	Duration of Service
1.Chairperson	Dr. N. Satyanarayana IAS	30.06.2023 to
2.Member -1	Sri. Laxminarayana Jannu	24.06.2023 to
3. Member-2	Sri. K. Srinivasa Rao	12.06.2023 to

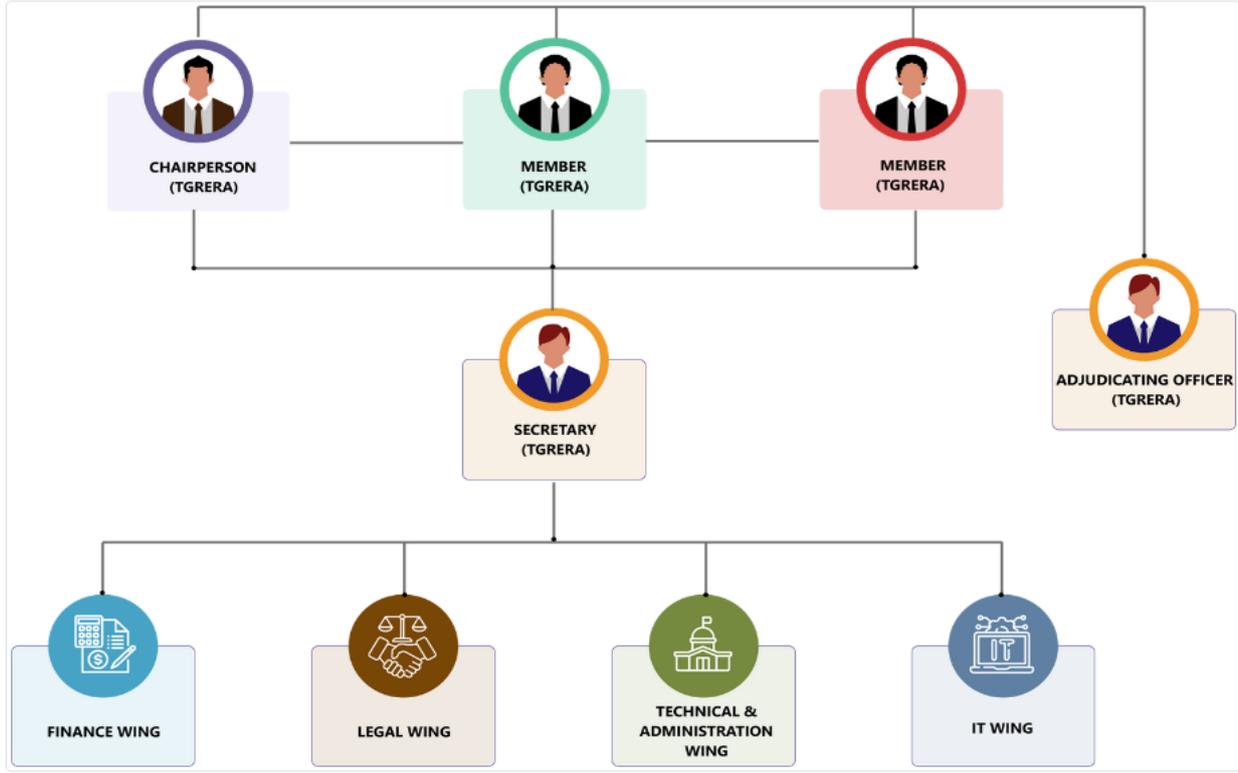
Designation	Name	Duration of Service
1.Adjudicating Officer, TG RERA	Shri S.D. Lateef Ur Rahaman, Judge (Retired)	16.08.2023 to 31.03.2025
2.Secretary	P.Yadi Reddy	12-2-2024 to 30-5-2024
	Dr D.Srinivas Reddy,Spl Grade Deputy Collector	30-5-2024 to
3.Registrar	S Sathaiah,Joint Colletor(Retd)	4-8-2023 to 31-3-2025
	D.Raveender,Deputy Collector	1-4-2025 to

Organizational Structure

To ensure efficient functioning, the Authority is supported by a Secretary and four specialized wings:

1. Finance Wing: Manages the Real Estate Regulatory Fund and accounts.
2. Legal Wing: Assists in adjudication and litigation matters.
3. Technical & Administration Wing: Handles project registration scrutiny and office administration.
4. IT Wing: Maintains the web portal and digital infrastructure.

Authority - TGRERA



Staff sanctioned at TG RERA

- The Government vide G O Ms.No.129 Finance (HRM-II) Dept., Dt: 04.11.2024 accorded sanction for creation of 56 posts in TG RERA.

Details of the number of posts sanctioned:

Sl. No.	Name of the post	Scale of Pay (in Rs.)	No. of posts
<u>REGULAR:</u>			
1.	Secretary	106990-468380	1
2.	Adjudicating Officer	163030-219090	1
3.	Registrar	89780-154690	1
4.	Joint Director	76830-151000	1
5.	Deputy Director	67300-143890	1
6.	Finance Officer (Deputation from Finance Department)	67300-143890	1

7.	RDO	58850-137050	1
8.	Assistant Director	51320-127310	3
9.	Tahsildar	51320-127310	1
10.	Administrative Officer	43490-118230	1
11.	Court Officer	42300-115270	4
12.	Court Master/Senior Stenographer	42300-115270	4
13.	Junior Accounts Officer (JAO)	42300-115270	1
14.	Senior Accountant	32810-96890	2
15.	Senior Assistant	32810-96890	4
16.	Junior Assistant	24280-72850	11
17.	Personal Assistant to Chairman	24280-72850	1
	Total (Regular) :		39
	<u>Outsourcing Basis:</u>		
18.	Legal Advisor	Remuneration as prescribed by the Government from time to time	1
19.	Legal Executives		4
20.	Chartered Account Consultant		1
21.	IT Business Analyst		1
22.	Help Desk Assistant (Tech.)		4
23.	PA cum Computer Operator		3
24.	PA cum UD Stenographer to AO		1
25.	Data Entry Operator		2
	Total (Outsourcing Basis) :		17
	Grand Total:		56

- At present TG RERA functioning with (10) Regular officers and (10) Outsourcing staff and (6) Legal Executives engaged from NALSAR through ASCI.

Public Interface and Capacity Building

Awareness: TGRERA conducted 31 extensive awareness programmes in collaboration with industry bodies like NAREDCO, CREDAI, and consumer organizations. These sessions educate buyers on their rights and developers on their obligations.

7.1 Programmes of Work for the Year 2025–26

In accordance with Section 78 of the Real Estate (Regulation and Development) Act, 2016, the Authority outlines the following key programmes of work for the year 2025–26, aimed at strengthening regulatory efficiency, transparency, and consumer protection.

The Authority proposes to launch a comprehensive integrated Online Complaint Management Module, enabling seamless filing, tracking, and disposal of grievances through a fully digitized workflow. Further, Version 2.0 of the existing online complaint and registration system will be implemented to enhance processing efficiency, transparency, and user experience.

To promote stakeholder awareness and voluntary compliance, the Authority will conduct structured Awareness and Outreach Programmes, including six workshops across the HMDA planning area and major urban centers of Telangana, supported by focused IEC initiatives.

In furtherance of enforcement effectiveness, the Authority will operationalize the provisions of G.O.Ms. No. 60, enabling recovery of interest, penalty, and compensation as arrears of land revenue, thereby strengthening execution of orders against defaulters

Institutional strengthening will continue through preparation and implementation of a Strategic Roadmap, focusing on expedited grievance redressal, enhanced compliance monitoring, and improved service delivery.

On the technology front, the Authority will move towards establishing a Unified Digital Ecosystem, consolidating existing platforms under a single System Integrator to ensure seamless integration and improved maintainability. Integration of the TG RERA portal with BuildNow, Sub-Registrar Offices, Bhu-Bharati, and e-Panchayat systems is proposed to enable real-time verification and single-window regulatory processing.

Further technological upgrades proposed include development of AI-based dashboards for predictive monitoring of project delays and identification of

defaulters, deployment of advanced data analytics and visualization tools, and implementation of real-time financial reconciliation systems integrated with payment gateways.

Through these initiatives, the Authority aims to advance digital governance, strengthen enforcement mechanisms, enhance institutional capacity, and reinforce transparency and accountability across the real estate sector during 2025–26.

Digital Advertisement Monitoring Initiative (2025–26)

During 2025–26, TG-RERA proposes to implement a structured digital monitoring framework to track and identify online advertisements of real estate projects in Telangana for compliance with Section 3(1) of the Real Estate (Regulation and Development) Act, 2016 and Section 11(2) of the Telangana Rules, 2017.

The initiative will cover sponsored advertisements on Meta platforms (Facebook and Instagram), social media pages, independent websites, and realty influencers. TG-RERA intends to collaborate with the Advertising Standards Council of India (ASCI) to establish a dedicated monitoring mechanism, enabling timely detection of unregistered or non-compliant project promotions and strengthening digital enforcement and consumer protection.

Operationalisation of Citizen-Centric Help Desk

During 2025–26, the Authority proposes to operationalise a dedicated Citizen-Centric Help Desk at its office to strengthen stakeholder facilitation and grievance redressal support mechanisms. The Help Desk will function as a structured facilitation unit providing procedural guidance, grievance support, and regulatory assistance to prospective homebuyers, homebuyers, allottees, and promoters.

The Help Desk will primarily assist visitors in project registration verification, complaint filing procedures, complaint follow-up, and clarification of provisions under the Real Estate (Regulation and Development) Act and Rules. By offering structured walk-in services and coordinated communication support, the The Help

Desk aims to improve accessibility, streamline stakeholder interactions, and enhance consumer awareness.

This initiative is intended to promote informed participation, reduce procedural barriers, and strengthen the Authority's citizen-centric approach to regulatory governance during 2025–26.

Strengthening Financial Disclosure through Revised Means of Finance (RMoF) Framework – 2025–26

During 2025–26, the Authority proposes to strengthen financial oversight of real estate projects through structured implementation of a revised Report on Means of Finance (RMoF) framework. In view of observed delays in certain projects attributable to liquidity constraints and inadequate financial planning, the Authority will mandate comprehensive and realistic financial disclosures at the time of registration and throughout the project lifecycle.

The RMoF shall clearly outline estimated cash outflows (including land cost, construction expenditure, interest liabilities, and administrative expenses) and projected cash inflows (including promoter contribution, allottee receivables, institutional loans, and other borrowings), supported by appropriate financial documentation and Chartered Accountant certification. Promoters shall ensure that the project remains cash-positive on a quarterly basis, with adequate contingency provisions to meet statutory and contractual obligations.

The initiative reinforces compliance with Section 4(2)(1)(D), Section 11, and Section 34(f) of the Act, and mandates due diligence by Chartered Accountants in certifying financial disclosures under revised Form-3. Through this strengthened RMoF regime, the Authority aims to promote financial discipline, mitigate project-level risks, and ensure timely completion and delivery of projects during 2025–26.

Strengthening Monitoring, Adjudication and Execution Mechanisms – 2025–26

During 2025–26, the Authority proposes to further strengthen its regulatory monitoring, adjudication, and enforcement mechanisms in view of the expanding scale of registered real estate activity in the State.

The Authority has also initiated suo-motu proceedings in cases involving violations of Sections 3 and 4 of the Real Estate (Regulation and Development) Act, 2016, which require structured adjudicatory oversight.

To strengthen enforcement, the Authority has framed the “Telangana Real Estate Regulatory Authority (Execution Proceedings) Regulations, 2025”, pursuant to G.O. Ms. No. 60, MA & UD Department, dated 04.03.2025.

In order to operationalise an effective Execution and Recovery Wing for implementation of orders, the Authority proposes to seek Government sanction for enhanced staff strength during 2025–26.

8. ACCOUNTS AND AUDIT

Budget, Accounts, and Audit (Section 77) In compliance with Section 77 of the Act, the Authority maintains rigorous financial discipline. The Annual Statement of Accounts for 2024-25 has been prepared and is subjected to audit by the Comptroller and Auditor General (CAG) of India, ensuring the highest standards of financial probity.

BALANCE SHEET AS AT 31.03.2025

LIABILITIES	SCHEDULE NO	31-03-2025 (Amount in Rs)	31-03-2024 (Amount in Rs)	ASSETS	SCHEDULE NO	31-03-2025 (Amount in Rs)
				Fixed Assets		
Excess Of Income Over Expenditure:						
Opening Balance		857,801,980	766,012,841	Gross Block		32,033,735
Add: Excess Of Income Over Expenditure for The Year		105,309,316	152,835,030	Less: Cumulative Depreciation		5,112,141
Less Transferred to Current Liabilities and Provisions		-	(61,045,891)	Net Block		26,921,594
Total:		963,111,296	857,801,980			
			-	Current Assets:		
Loan From Hmda		50,000,000	50,000,000	Sundry Debtors		
				Other Current Assets	14	724,582,986
Current Liabilities & Provisions	13	118,000	4,082,865			
				Stock Of Postal Stamps		-
Provision for Penalties		112,101,412	90,160,463			
REAT Deposit Amount		27,949,928	-	Closing Balance :		
Note Forming Part Of Accounts				Cash At Bank	15	401,776,056
TOTAL		1,153,280,637	1,002,045,308	TOTAL		1,153,280,637

Receipts & Payments Account for the period 01.04.2024 To 31.03.2025

Receipts	31-03-2025 (Amount in Rs)	31-03-2024 (Amount in Rs)	Payments	31-03-2025 (Amount in Rs)	31-03-2024 (Amount in Rs)
Opening Balance			Pay And Allowances to Officers	42,949,592	17,858,925
Cash at Bank	564,376,267	810,428,938	Pay And Allowances to Outsourced Employees	11,148,772	4,167,918
Cash in Hand			Other Office Expenses	35,015,124	32,109,330
Registration Fee	158,615,322	215,675,104	Professional Expenses	3,576,887	3,530,943
Compliant fee	1,617,416	772,457	Tds & Other Taxes		787,915
Interest From Bank	56,409,928	28,633,057	Leave Salary & Pension	2,442,023	424,935
Opening Sundry Debtors		966,656	Other Current Liabilities	13,257,862	
Increase in Current Liabilities		1,940,267	Sundry Debtors		-
FD Renewed	420,100,000		Other Current Assets	724,469,054	422,404,286
		-	Electricity Charges	-	1,103,938
Penalty Amount	21,940,949				
REAT Appeal Fee	299,999				
REAT Deposit Amount	27,949,928				
REAT Process fee	1,300		Fixed Assets :		
REAT Bank Interest	93,241		Mobile Phone	157,153	221,236
			Computer & Software	6,014,238	5,675,146
			Furniture and Fittings	2,457,955	5,903
			Office Equipment	275,372	5,165,504
			Building	7,864,262	
			Balance Carried Down :		
			Bank	401,776,056	564,376,267
			Cash In Hand		
TOTAL	1,251,404,350	1,058,416,479	Total	1,251,404,350	1,058,416,479

Income and Expenditure Account for the Year ended 31.03.2025					
Expenditure	31-03-2025 (Amount in Rs)	31-03-2024 (Amount in Rs)	Income	31-03-2025 (Amount in Rs)	31-03-2024 (Amount in Rs)
CONSUMPTION OF STAMPS			Fee, Charges & Fine:		
Opening Stock			Registration Fee	158,615,322	186,560,532
Add: Purchases During The Year			Compliant fee	1,617,416	-
Total			Interest From Bank	56,409,928	772,457
Less: Closing Stock					
Total			Penalty		29,294,220
Pay & Allowances To Officers	42,949,592	18,705,968	Service Charges from Mahaonline Including Igst		2,403,461
Pay & Allowances Outsourced	15,026,416	4,167,918			
Other Office Expenses	33,346,968	32,109,330	REAT Appeal Fee	299,999	
Consultation Expenses	3,576,887	3,530,943			
Electricity Charges		1,103,938	REAT Process fee	1,300	
Software Development Expenses			REAT Bank Interest	93,241	
Service Charges To Mahaonline Including Igst		2,403,461			
Leave Salary And Pension Contribution	2,442,023	424,935			
Depreciation	5,112,141	3,749,149			
Audit Fee					
Provision For Expenses	9,273,863				
Excess Of Income Over Expenditure	105,309,316	152,835,028			
Notes Forming Part Of Accounts					
TOTAL	217,037,206	219,030,670	TOTAL	217,037,206	219,030,670

A. Budget and Accounts:

Sr. No	Heads of Accounts	Original Budget for FY 2024-25	Revised Budget for FY 2024-25	Budget for FY 2025-26
		Amt (INR)	Amt (INR)	Amt (INR)
A.	Personnel Cost			
	Salary/Remuneration to Chairman & Members	1,41,73,292	1,41,73,292	1,41,73,292
	Salary to Deputation b	2,61,20,300	2,61,20,300	2,61,20,300
	Payment to agency for Contract Staff	1,30,94,212	1,30,94,212	1,30,94,212
	Pay and allowances – Domestic	-	-	-
	Telephone and other allowances to Chairman,Members & officers	18,00,000	18,00,000	18,00,000
	Pension contribution and Leave Salary contribution	24,42,023	24,42,023	24,42,023
	Employers Contribution to Provident Fund	8,56,000	8,56,000	8,56,000
	Training Charges	-	-	-
	Leave Travel concession	-	-	-
	Total Personnel Cost A	5,84,85,827	5,84,85,827	5,84,85,827
B.	Adminstration Expenses			
	Telephone Expenses	2,68,084	2,68,084	2,68,084
	Advertisement and Promotional exp.	60,41,285	60,41,285	60,41,285
	Computer Expenses,Repairs & AMC	3,37,703	3,37,703	3,37,703
	Electricity Charges	12,11,406	12,11,406	12,11,406
	Internet & Website charges	95,217	95,217	95,217
	Legal and Professional Fees	35,76,887	35,76,887	35,76,887
	Vehecal Hire Expenses & car reimbursement	97,83,620	97,83,620	97,83,620

	Office Expenses	6,07,841	6,07,841	6,07,841
	Postage and Telegrams	94,842	94,842	94,842
	Printing & Stationary	10,93,475	10,93,475	10,93,475
	Rent, Rates and Taxes	1,41,80,294	1,41,80,294	1,41,80,294
	Misc.Expenses	13,96,574	13,96,574	13,96,574
	Total Administration Expenses	3,86,87,228	3,86,87,228	3,86,87,228
C.	Capital Expenditure			
	Office Equipment	82,96,787	82,96,787	-
	Furniture & Fixtures	24,57,955	24,57,955	-
	Computer/Laptop/Ipad/Printers/EPAX/Phone	60,14,238	60,14,238	-
	Total Capital Expenditure -(C)	1,67,68,980	1,67,68,980	1,67,68,980
	Total Expenditure (A+B+C)	11,39,42,035	11,39,42,035	9,71,73,055
D.	Revenue Receipt– Registration Fee	15,86,15,322	15,86,15,322	15,86,15,322
	Grant from HMDA	-	-	-
	Appeal Fees from complainants	19,17,415	19,17,415	19,17,415
	Interest on FD	-	-	-
	Interest from Bank on SB A/c	5,36,63,624	5,36,63,624	5,36,63,624
	Total Revenue Receipt		21,41,96,361	21,41,96,361
E.	Deposits&Liabilities			
	Deposit A/c of Penalty	2,19,40,949	2,19,40,949	2,19,40,949
	Total Receipts (D+E)	23,61,37,310	23,61,37,310	23,61,37,310

B. Any other Information: Nil

C. International cooperation:

In this Year the, TG RERA has focused on driving the Implementation of the Act, hence there was no International Engagements.

D. Capacity Building:

The in-house training was held for all the Officers and employees of the TG-RERA on the processing of Registration of Projects & Agents.

E. Ongoing programmes:

Nil

Right to Information:

Sl.No.	Right to Information	Nos.
1	Number of applications received by CPIO/ACPIO seeking information under RTI Act;	61
2	Number of applications for which information has been provided by CPIO.	61
3	Number of applications pending with CPIO.	0
4	Number of appeals filed before the First Appellate Authority against the order of CPIO;	3
5	Number of appeals which have been Disposed of by First Appellate Authority.	3
6	Number of appeals pending with the First Appellate Authority.	0
7	Number of applications/appeals not disposed of in the stipulated time frame.	0

Events -2024-2025



Honorable Chairman of TG RERA, Dr. N. Satyanarayana, IAS, participated as the Honorary Guest in The Confederation of All Telangana Consumers Organizations (CATCO) Decennial Celebrations at Nagarjunasagar- 10th August 2024



The Telangana Real Estate Regulatory Authority (TG RERA) actively participated in the prestigious 3-day property show organized by CREDAI Hyderabad from August 2nd to 4th, 2024, at Hitex, Madhapur.



TG RERA with Hon'ble Chief Minister Sri. A Revanth Reddy Garu