

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

Complaint No. 293 of 2024

Dated: 2nd July, 2025

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

1. RambadriSiddarth
*R/o-Flat No. 604, L Block, Manjeera Diamond Towers Nallagandla,
Gachibowli
Hyderabad, Telangana-500019.*

2. KiranmayiTupakula
*R/o- Flat No. 604, L Block, Manjeera Diamond Towers Nallagandla,
Gachibowli
Hyderabad, Telangana-500019*

.....Complainant(s)

VERSUS

M/ S PVR Developers
*rep. by its managing director, Parimi Venkata Ramana
R/o-Plot No.122, Prasanth Hills,
Khajaguda Road, Hyderabad, Telangana-500008*

...Respondent

The present complaint has been instituted 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").

2. The matter was taken up for hearing on 01.07.2025. The Complainants were represented through their Counsel, Mr. Surya Tej PNJ. There was no appearance on behalf of the Respondent, despite due notice. Upon hearing the submissions advanced on behalf of the Complainants and after perusal of the material placed on record, this Authority proceeds to pass the present Interim Order in exercise of the powers conferred under Section 36 of the RE(R&D) Act.

3. The present complaint pertains to alleged delays and deficiencies in the execution and completion of a real estate project titled "Urban Life", situated at Survey Nos. 326(P), 327, 328, and 329, Shankarpally Village and Mandal, Ranga Reddy District, Telangana, developed by the

Respondent under RERA Registration No. P02400000344. As submitted, the Complainants were allotted Villa No. 47 under an Agreement of Sale dated 16.05.2020, and the transaction was concluded by way of a Registered Sale Deed dated 14.08.2020.

4. Under the provision of the RE(R&D) Act, 2016, Section 11(4)(e) places a statutory obligation on the promoter to enable the formation of an Association or Society of Allottees within a period of three months from the date on which the majority of allottees have booked their units in the project. The formation of such an Association is critical for ensuring the collective representation of allottees with respect to common areas, maintenance responsibilities, and enforcement of development obligations.

5. The Complainants have filed a Memo indicating that, to their knowledge, no Association of Allottees has been formed as on date. This contention, if found to be correct, would signify a breach of the statutory duty imposed upon the promoter under the RE(R&D) Act.

6. In the considered view of this Authority, the existence of a duly registered Association of Allottees is a necessary to the adjudication of matters concerning common areas, amenities, and community obligations. In its absence, the Authority finds it procedurally untenable to proceed with such aspects of the complaint, as individual allottees may not have the requisite standing to represent collective interests or claim reliefs relating to shared infrastructure.

7. Accordingly, the following interim directions are issued in the interest of justice and to secure compliance with the statutory mandate. The Respondent/Promoter shall file an Affidavit before this Authority within ten (10) days from the date of this Order, clearly stating:

- i. Whether an Association of Allottees has been formed in accordance with Section 11(4)(e) of the RE(R&D) Act;
- ii. If formed, a copy of the Certificate of Registration and the governing documents (such as Bye-laws or Memorandum of Association) shall be filed on record;
- iii. If not yet formed, the Respondent shall initiate all necessary steps for the immediate constitution and registration of such an Association and file a detailed status report indicating timelines for compliance.

8. Upon constitution and registration, the Association of Allottees shall be impleaded as a necessary party to the present complaint to ensure effective adjudication of the issues concerning common areas and project-wide amenities.

9. It is clarified that these directions are interim in nature and are being passed to protect the statutory and contractual rights of allottees, and to ensure a structured and legally compliant resolution of the grievances raised.

10. The matter is posted for further hearing on 29.07.2025. The Respondent is hereby cautioned that any continued failure to appear or respond to the directions of this Authority shall result in the matter being proceeded *ex parte*, and appropriate inferences may be drawn against the Respondent in accordance with law.

Sd/-

Sri K. Srinivasa Rao,
Hon'ble Member,

TG RERA

Sd/-

Dr. N. Satyanarayana, IAS (Retd.),
Hon'ble Chairperson,

TG RERA

