

**BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY**

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

**Complaint No.501/2025/TG RERA (Penalty Order)**

**Dated: 25<sup>th</sup> March 2026**

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

Katchala Nanaji, S/o Appalanaidu  
(Flat 401, Gamma Building, IIT Bhilai, Durg, Chattisgarh-491002)

**...Complainant**

**Versus**

M/s Srinandhan Infra Developers Private Limited,  
Rep by its Managing Director, .T. Vijayalakshmi, w/o T. Ganesh,  
(Unit D, 4th Floor, Spaces & More Business Park Kavuri Hills, Phase-1,  
Guttala Begumpet, Madhapur, Hyderabad, Telangana, India - 500033.)

**...Respondent**

The above-numbered Complaint No. 501 of 2025 was filed by the Complainant before the Telangana Real Estate Regulatory Authority (hereinafter referred to as "the Authority") against the Respondent in respect of the project styled as "Supreme City", situated at Polepally. Upon adjudication of the said complaint, this Authority, after examining the pleadings, documents, and material placed on record, has passed orders dated: 31.01.2026 in Complaint No. 501 of 2025 holding that the Respondent had advertised, marketed and sold plots in the said project without obtaining mandatory registration, thereby violating the provisions of Sections 3 and 4 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 31.01.2026 in Complaint No. 501 of 2025 are as follows:

*Upon careful perusal of the documents placed on record by the Complainant, it is observed that the Respondent promoted a real estate project under the name and style of "Supreme City", described as a DTCP proposed layout, situated at Polepally SEZ, and proceeded to market and sell plots in the said project.*

*It is further evident from the material available on record that the Respondents undertook the promotion and sale of plots in the subject project without obtaining registration under Section 3 of the Real Estate (Regulation*

*and Development) Act, 2016, as mandatorily required under law. From a careful perusal of the pleadings and the Memoranda of Understanding executed between the parties, it is established that the Respondents actively marketed and advertised the project across various platforms and proceeded to sell plots to the Complainants under the guise of a “pre-launch” scheme, despite the absence of a valid project registration. Such acts clearly demonstrate deliberate non-compliance with the statutory mandate of the Act.*

*In the present matter, the Complainant has submitted a copy of the Memorandum of Understanding dated 21.04.2023, which confirms that the Respondent collected a sum of Rs. 60,00,000/- to sell a proposed plot with an area of 1500 sq. yards. Yards in the Supreme City project and the said Memorandum of Understanding were entered into prior to obtaining RERA registration, and the land in question exceeds the threshold of 500 sq. meters as specified under Section 3(2)(a) of the RE(R&D) Act, 2016, which mandates registration with the Authority.*

*Therefore, as Section 3 mandates registration prior to offering for sale of any units in a project that falls well within the jurisdiction of the Authority, but the Respondent, admittedly and apparently, violated such provision by entering Memorandum of Understanding dated 21.04.2023 with the Complainant herein, the Respondent is liable for a penalty under Section 59 of the Act, 2016. Further, as the Respondent has not filed any application for registration under Section 4, he is liable to a penalty under Section 60 of the Act, 2016.*

*Further, Section 4 mandates that an application for registration has to be filed by the promoter in such form and manner as prescribed, but no such application was filed by the Respondent, thereby failing to comply with Section 4 of the Act, 2016.*

*This Authority issued a Show Cause Notice to the Respondent under Sections 3 & 4 of the Act, 2016, of which the Respondent failed to provide any reply.*

*Accordingly, the Respondents are held to have committed a clear and deliberate violation of Sections 3 and 4 of the RE(R&D) Act, 2016 by marketing and selling plots in an unregistered project without obtaining necessary*

*statutory approvals and registration from this Authority and are therefore liable to be penalised under Section 59 of the RE(R&D) Act, 2016.*

*Therefore, the Secretary of TGRERA is to be directed to initiate steps against the Respondents under section 59 of the RE(R&D) Act, 2016. This Authority deems it necessary to record additional observations concerning the overall conduct of the Respondent, which has a direct bearing on the regulatory objectives of the Real Estate (Regulation and Development) Act, 2016 and the protection of public interest.*

*This Authority takes serious and adverse note of the repeated, deliberate, and systemic non-compliance exhibited by the Respondent. The violations established in the present proceedings are not isolated or inadvertent in nature but form part of a continuing pattern of conduct extending across multiple projects promoted, facilitated, or controlled by the Respondent.*

*The records of this Authority, read in conjunction with the material placed on record including promotional content and video advertisements circulated through social media platforms, reveal that the Respondent has been actively advertising, marketing, booking, and selling plots in multiple projects including “Supreme City” situated at Polepally, open plot developments at Polepally and Jadcherla, premium flat developments at Kompally, and the project styled as “Royal Serenity” at Polepally SEZ, among other similarly placed projects attributable to the Respondent, without obtaining registration under the before this Authority. Such repeated conduct discloses a calculated and deliberate disregard for the statutory framework governing real estate development.*

*The violations committed by the Respondent include, inter alia:*

- a) undertaking real estate development and promotion without registering projects with this Authority, in contravention of Section 3 of the Act;*
- b) advertising, marketing, and soliciting bookings in unregistered projects, thereby misleading prospective purchasers;*
- c) collecting substantial sums of money from allottees without executing legally valid and registered agreements of sale; and*
- d) mobilising funds from the public in connection with real estate projects without possessing lawful approvals, registered development rights, or regulatory authorisation.*

*Further, this Authority observes that the Respondent has adopted a practice of portraying such collections as “investment” or “land-linked return” arrangements, offering assured and unrealistic returns within short timeframes. These representations were widely disseminated through advertisements and promotional material and were clearly intended to induce unsuspecting members of the public to part with their money in relation to unregistered real estate projects.*

*The so-called investment arrangements were not supported by registered projects, lawful title, statutory approvals, or enforceable development rights. Such conduct constitutes a deceptive and colourable mechanism for mobilising public funds in connection with real estate activities, deliberately structured to circumvent statutory safeguards and evade regulatory oversight under the Real Estate (Regulation and Development) Act, 2016.*

*This Authority is of the considered view that the aforesaid conduct of the Respondent reflects a systematic and pre-planned modus operandi, evidencing unfair trade practice, deliberate misrepresentation, and regulatory malpractice, which aggravates the violations already established under the Real Estate (Regulation and Development) Act, 2016.*

*Compounding the above, the Respondent has exhibited persistent recalcitrance and disregard for this Authority’s directions. Despite due service of notices and repeated opportunities, the Respondent has failed to appear, file replies, or offer any explanation. Such conduct demonstrates wilful evasion of regulatory scrutiny and undermines the efficacy and integrity of the regulatory mechanism established under the RE(R&D) Act 2016.*

*In view of the repeated, grave, and wilful violations recorded hereinabove, and in exercise of the powers conferred upon this Authority under Sections 37 and 38 of the Real Estate (Regulation and Development) Act, 2016, this Authority is satisfied that preventive and prohibitory directions are necessary in the larger public interest to ensure compliance with the RE(R&D) Act and to protect prospective allottees from further prejudice.*

*Accordingly, until the Respondent demonstrates full compliance with the provisions of the Real Estate (Regulation and Development) Act, 2016, to the satisfaction of this Authority, the Respondent, i.e., M/s. Srinandhan Infra*

*Developers Private Limited, along with its directors, partners, and entities acting in concert, is hereby restrained from advertising, marketing, booking, selling, or offering for sale any new real estate project within the jurisdiction of this Authority. This restraint shall operate as a regulatory measure and shall not preclude the Respondent from seeking appropriate relief upon establishing compliance in accordance with law.*

*A copy of this Order shall be communicated to all other State Real Estate Regulatory Authorities and to the concerned local planning authorities and competent authorities, for information and for ensuring coordinated regulatory oversight in accordance with law.*

**Directions of the Authority:**

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

- a) For violation of the provisions of Sections 3 and 4 of the RE(R&D) Act, 2016, for advertising, marketing, selling and offering for sale of plots in the project styled as “Supreme City” situated at Polepally, the Respondent is held liable for imposition of penalty under Section 59 of the RE(R&D) Act, 2016. Accordingly, the Respondent is directed to pay a penalty of Rs. 40,76,640/- (Rupees Forty lakhs Seventy-six thousand Six hundred and forty 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**