

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

Dated: 21st July 2026

Quorum: Sri K. Srinivasa Rao, Hon'ble Member

Complainant No. 309 of 2026

Between:

Cheedella Mounika

.....Complainant

Versus

M/s. Tripura Constructions,

Rep by

1. Sri. Pasupuleti Sudhakar (Managing Director)
2. P. Suguna (Partner)

...Respondent

Complainant No. 312 of 2026

Between:

Syagam reddy Lokeswari

...Complainant

Versus

M/s. Tripura Constructions,

Rep by

1. Sri. Pasupuleti Sudhakar (Managing Director)
2. P. Suguna (Partner)

...Respondent

Complainant No. 384 of 2026

Between:

Manda Ram Reddy

...Complainant

Versus

M/s. Tripura Constructions,

Rep by

1. Sri. Pasupuleti Sudhakar (Managing Director)
2. P. Suguna (Partner)

...Respondent

Complainant No. 381 of 2026

Between:

1. Surabhi Abhimithra Karthikeya
2. Lanka Naga Praneetha

...Complainants

Versus

M/s. Tripura Constructions,
Rep by Sri. Pasupuleti Sudhakar (Managing Director)

...Respondent

Complainant No. 382 of 2026

Between:

1. Ayyapusetty Sushma
2. Suman Aluvala

.....Complainants

Versus

M/s. Tripura Constructions,
Rep by Pasupuleti Sudhakar (Managing Director)

...Respondent

Complainant No. 383 of 2026

Between:

Paduchuri Venkata Ramesh Kumar

...Complainant

Versus

M/s. Tripura Constructions,
Rep by Pasupuleti Sudhakar (Managing Director)

...Respondent

Complainant No. 386 of 2026

Between:

1. Deepthi Vajinepalli
2. Santosh Kumar Vajinepalli

...Complainants

Versus

M/s. Tripura Constructions,
Rep by Pasupuleti Sudhakar (Managing Director)

...Respondent

Complainant No. 387 of 2026

Between:

Sharada Thonupunoori

...Complainant

Versus

M/s. Tripura Constructions,
Rep by Pasupuleti Sudhakar (Managing Director)

...Respondent

Complainant No. 388 of 2026

Between:

Vullengala Ravindar

...Complainant

Versus

M/s. Tripura Constructions,
Rep by Pasupuleti Sudhakar (Managing Director)

...Respondent

Complainant No. 385 of 2026

Between:

Kalpana Balagowni

...Complainant

Versus

M/s. Tripura Constructions,
Rep by Pasupuleti Sudhakar (Managing director)

...Respondent

Complainant No. 389 of 2026

Between:

G. Nitin Babu

...Complainant

Versus

M/s. Tripura Constructions,
Rep by Pasupuleti Sudhakar (Managing director)

...Respondent

The present matter in so far as concerning interim relief(s) prayed in the main Complaint, filed by the Complainants herein came up for hearing before this Authority in the presence of the Complainants in C.C. 309/2026,312/2026,384/2026,381/2026,382/2026 383/2026,386/2026,387/2026 and 385/2026 in person and Ms. M.R.A. Srilakshmi, counsel for the Complainant in C.C. No. 388/2026 and 389/2026, and Sri. S.P. Kumar Counsel for Respondents in all the C.Cs appeared and, upon hearing the submissions of all the parties, this Authority proceeds to pass the following **INTERIM ORDERS:**

2. These Complaints have been filed under Section 31 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the “Act”) read with Rule 34(1) of the Telangana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred to as the “Rules”), seeking appropriate direction and action against the Respondents and interim reliefs pending disposal of main complaint.

A. Brief facts of the cases as per Form M by the Complainant(s) are as follows: -

3. The present batch of eleven complaints, bearing Complaint Nos. 309, 312, 381, 382, 383, 384, 385, 386, 387, 388 and 389 of 2026, arise out of the same residential project titled Tripuras Green Alpha, situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District, comprised in Survey No. 368/AA2, 368/EE1/2, 368/EE2, 368/U, 368/U3 and 368/U4.

4. The Complainants across all eleven complaints are allottees in the said project. Given the commonality of the project, parties and issues, the facts of all eleven complaints are consolidated and set out hereunder.

5. The Complainants submit that despite payment of almost the full and substantial sale consideration, acknowledging receipt of such entire amount, the Respondent is now demanding additional money for registration and threatening that if the additional amount as demanded is not paid, the flats would be registered in favour of third parties.

6. The Complainants further submitted that the Respondents failed to adhere to the agreed-upon timelines, has neither completed construction nor provided any revised timeline or compensation despite repeated attempts to contact the Respondent.

7. Across the several complaints, it is observed that the common grievance of the Complainants is to the effect that the Respondent has failed to complete construction and hand over possession within the committed timeline, There are also number of instances wherein it

has received substantial or full sale consideration, but failed to execute or register the corresponding Sale Deeds, and on the other hand made demands for payment beyond the sale consideration amounts fixed under the respective Agreements of Sale, holding out threats to cancel of allotments and to resale, then to third parties if such demands are not met.

8. The Complainants have further pleaded before this Authority that, the Respondent is alienating or attempting to alienate the said flats, and that such conduct on the part of the Respondent, if allowed to continue, would render the Complainants remediless and defeat the very purpose of these proceedings.

9. Hence, prayed to grant interim relief as prayed pending disposal of the main complaint case. Admittedly, as can be seen and gathered, the Respondent has not filed a counter, and on the other hand, took an extension of time for filing the same. In these circumstances, the submissions and allegations raised by the Complaints narrated herein above remained undisputed and uncontested as of now.

10. Taking into consideration the submissions narrated above, as also the submissions made by the Complainants, and upon perusal of the documents such as the agreement of sale and receipts placed on record, it is evident that the Complainants have paid substantial amounts towards the project, and the same stands acknowledged by the Respondent. Having heard the Complainants who appeared in person and the learned counsel appearing for the Respondent in all the connected C.Cs during the hearing of the cases, this Authority is of the considered view that a prima facie case exists and that the balance of convenience lies in favour of the Complainants. In order to protect the interests of the concerned allottees, this Authority is of the considered opinion to issue an interim order restraining the Respondent from alienating the subject flats, as prayed for.

11. Accordingly, in exercise of the powers conferred under section 36 of the Real Estate (Regulation and Development) Act, 2016, read with Rule 34(1) of the Telangana Real Estate (Regulation and Development) Rules, 2017, this Authority hereby passes the following **INTERIM ORDER**.

i. The Respondents are hereby restrained from alienating, transferring, encumbering, mortgaging or creating any third party interest of any nature whatsoever in respect of the following flats forming part of the project Tripuras Green Alpha, Survey No. 368/AA2, 368/EE1/2, 368/EE2, 368/U, 368/U3 and 368/U4, Tellapur,

Ramachandrapuram Mandal, Sangareddy District, until further orders of this Authority.

Complainant Nos	Flat Details
309 of 2026	Flat No. 1004,Block A
312 of 2026	Flat No. 606, Block A
384 of 2026	Flat No. 1001, Block A
381 of 2026	Flat No. 404, Block B
382 of 2026	Flat No. 801, Block B
383 of 2026	Flat No. 306, Block B
386 of 2026	Flat No. 505, Block C
387 of 2026	Flat No. 604, Block C
388 of 2026	Flat No. 302, Block C
385 of 2026	Flat No. 1007, Block F
389 of 2026	Flat No. 201, Block F

12. It is further made clear that failure to comply with the directions contained in this Order shall attract the consequences stipulated under Section 63 of the RE(R&D) Act, 2016.

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