

**TELANGANA REAL ESTATE APPELLATE TRIBUNAL : HYDERABAD**

Krishna Hostel, Opp. to Canteen, Ground Floor, Dr.MCR HRDI Campus, Road No.25,  
MP & MLA'S colony, Jubilee Hills, Hyderabad-500 033.

PRESENT: Hon'ble Justice Sri.A.Santhosh Reddy, Chairperson.  
Hon'ble Sri P.Pradeep Kumar Reddy, Judicial Member.

**MONDAY, THE SECOND DAY OF FEBRUARY, 2026.**

**T.A.No.26/2024**

**against**

**Complaint no.1146/2023**

**(TS REAL ESTATE REGULATORY AUTHORITY)**

**Between:**

Smt. Suman Wadhawan ( alias Suman Malhotra)  
W/o.Shri Rajiv Malhotra, aged : 50 yrs.,  
Resident of 1-A, Sivam, No.20, Kotham Road,  
Nungambakkam, Chennai-600 034.  
Tamilnadu

... Appellant

**And**

1.M/s.Venkata Praneeth Developers Private Ltd.,  
Represented by its authorised signatory Sri K.Aditya,  
Plot No.797, Third & Fourth Floor, Aarka Prime,  
Metro Pillar No.1671, Road No.36,  
Jubilee Hills, Hyderabad, Telangana-500 034.

2. Sri Ashish Wadhawan, S/o.Natharam Wadhawan,  
Aged 37 years , Occ:Business, R/o.Celestia Apartments,  
1<sup>st</sup> Floor, 2-2-18/29 & amp: B53,  
DD Colony, Amberpet,  
Hyderabad -500 013.

3. M/s.Satyavani Homes JV,Rep. by Mr.Surya Prakash,  
Office at A-203, Kushal Towers,  
Khairatabad, Hyderabad-500 004.

... Respondents

**Counsel for the Appellant : Sri Hari Prasad  
Ms.Shireen Sethna Baria**  
**Counsel for the Respondents : Sri Govardhan Reddy Pedda-R1.  
Sri Subrahmanyam Kurella &  
Sri Ch.Rama Mohan Rao-R2.  
Sri V.V.S.S.R.Anjaneyulu-R3**

**ORDER:**

Ms.M.Janaki, Adv. is present on behalf of the learned counsel for the appellant: Mr.D.R.Hariprasad. She filed written submissions along with citations.

Mr.T.Pradeep, Adv. Clerk is present on behalf of learned Counsel for the respondent no.1 : Mr.P.Govardhan Reddy. He filed written arguments.

Mr.K.Ravi, Adv. is present on behalf of learned counsel for the respondent no.2 : Mr.Subrahmanyam Kurella. He requested time for filing written arguments.

Both sides served the written arguments filed by them to other side.

No representation for the respondent no.3.

i. As per Chapter II, Regulation 3(1) of TS RERA.2023/GEN /REGULATIONS DT. 24.9.2023:

“Every application under Section 4 and Section 9 of the Act shall be submitted online on <http://rera.telangana.gov.in/> as well as in hardcopy”

ii. Registry is hereby directed to call for record from TG RERA, record with regard to Application for Registration and fee for Registration of project as stated in pre-para, report with regard to project registration no.P02200004788, status of compliance of conditions of Form- C and legal title report of the project u/s.4 of the RE ( R & D ) Act,2016 as it is for the Promoter u/s.11 of RE ( R&D) Act,2016 to update and upload the legal title report in web portal maintained by TG RERA as figured at (i) above.

iii. The Respondent no.1/promoter to upload the legal title report of the project reg. no.P02200004788, and simultaneously submit its hard copy in compliance of Sec.11 of RE ( R & D ) Act,2016 in turn it is for the TG RERA Secretary to report compliance to this Tribunal on or before the next date of hearing.

It is hereby directed that IT Cell/Secretary, TG RERA shall upload this order in the Web Page of Project bearing no. P02200004788.

Registry is directed to comply Section 44(4) of RE ( R & D ) Act,2016 and transmit the copies of this order to the parties through E-mail etc.

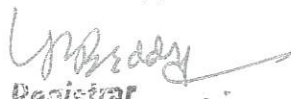
List on 9.2.2026 finally under the caption of ‘compliance of order’.

Sd/-  
CHAIRPERSON

Sd/-  
MEMBER(J)

// Attested //

// TRUE COPY //

  
Registrar  
Telangana State Real Estate Appellate Tribunal  
Government of Telangana  
HYDERABAD

  
Administrative Officer  
TELANGANA REAL ESTATE APPELLATE TRIBUNAL,  
Hyderabad