

TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

CIRCULAR No. A/900/TG RERA/ 2025

DATE: 02 / 12 / 2025

Sub: TG RERA – Execution of orders passed by the Telangana Real Estate Regulatory Authority and Adjudicating Officer - Filing of Application for Execution – Instructions issued - Reg

Ref: G.O.Ms.No.60, Municipal Administration and Urban Development (Plg.III) Department Dated:04.03.2025

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Whereas, Section 40(1) of the Real Estate (Regulation and Development) Act, 2016 provides that;

"If a Promoter or an Allottee or a Real Estate Agent, as the case may be, fails to pay any interest or penalty or compensation imposed on him, by the Adjudicating Officer or the Regulatory Authority or the Appellate Authority, as the case may be, under this Act or the Rules and Regulations made thereunder, it shall be recoverable from such Promoter or Allottee or Real Estate Agent, in such manner as may be prescribed as an arrears of land revenue."

Section 40(2) of the Real Estate (Regulation and Development) Act, 2016 provides as under;

"If any Adjudicating Officer or the Regulatory Authority or the Appellate Tribunal, as the case may be, issues any order or directs any person to do any act, or refrain from doing any act, which it is empowered to do under this Act or the Rules or Regulations made thereunder, then in case of failure by any person to comply with such order or direction, the same shall be enforced, in such manner as may be prescribed."

2. **Whereas,** the Government of Telangana has issued G.O.Ms.No.60, Municipal Administration and Urban Development (Plg. III) Department Dated:04.03.2025 amending Rule 23 of the Telangana Real Estate (Regulation and Development) Rules 2017, which reads as follows:

The Rule 23 of Telangana Real Estate (Regulation &Development) Rules, 2017 shall be substituted with Rule 23(1) and inserting Rule 23(2) after Rule 23(1):

a) 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):

b) 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 thereunder, 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".

3. In pursuance of the above and in exercise of the powers conferred under Section 25, read with Section 34(g) of Real Estate (Regulation and Development) Act, 2016, the Execution Petitions shall be entertained by this Authority subject to the following conditions:

- i. Application for execution of order/direction/decision in a prescribed Form-I (Appended), shall be accompanied by a fee of Rs.1000/- (Rupees One Thousand Only) in favor of TG RERA FUND through a Demand Draft or online payment to A/c No. 50100595798191, HDFC Bank, IFSC Code: HDFC0007036 or through online payment mode NEFT, RTGS, IMPS and UPI.
- ii. All proceedings in execution shall commence upon the filing of an application in the prescribed form. Every such application seeking execution of an order shall be made in writing, duly signed and verified by the applicant, and shall contain all requisite particulars set out in tabular form as specified in Form-I (Appended). Three sets of application shall be forwarded through post or in person to this office.

(As per the approval of the Authority dated: 02.12.2025)


Secretary
TG RERA

Prescribed Form for Execution Application:

Form-I

**Application for Execution of Order/Direction/Decision
[Order 21 Rule 11 of the CPC]**

In the Office of the Telangana Real Estate Regulatory Authority, Hyderabad.

I....., Original Complainant hereby apply for execution of the order/direction/decision herein below set forth;

1.	No. of Original Complaint	
2.	Name(s) of Applicant/Original Complainant	
3.	Name(s) of Opponent/Original Respondent	
4.	Date of Order/Decision	
5.	Details of Appeal/Revision/Review filed/pending, if any	
6.	Details of previous Execution Application, if any	
7.	Actual amount due with interest on the date of filing application	
8.	Any other relief granted by the Authority	
9.	Amount of Cost awarded by the Authority	
10.	Mode in which assistance of the Authority is required: i.e., Attachment and sale of lands movable or immovable property or arrest and detention of the Opponent/Original Respondent, or execution of sale deed or possession of property or any other specific relief.	
11.	Name, Address, Contact Number, e-mail address of the Opponent against whom relief of arrest and detention is claimed	
12.	Details about the movable or immovable property against which relief is prayed for	
13.	Any other details which are required for effective execution	

I....., the Applicant/Original Complainant declare that what is stated herein is true to the best of my knowledge and belief.

Date:

Place:

[Signature of Applicant]