

**BEFORE TELANGANA STATE REAL ESTATE REGULATORY AUTHORITY**  
**[Under the Real Estate (Regulation and Development) Act, 2016]**

**COMPLAINT NO.573 OF 2022**

**30<sup>th</sup> Day of October, 2023**

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

1. Sri K.K. Rathangapani Reddy
2. Smt. K. K. Kavitha
3. M/s GMK Estates & Projects Pvt. Ltd.  
through Sri P. Mallikarjun Guptha ...Complainants

Versus

M/s Pheonix Global Spaces Pvt. Ltd. ...Respondent

The present matter filed by the Complainant herein came up for hearing on 14.09.2023 before this Authority in the presence of Authorised Representative of the Respondent Builder/Developer, and none for the Complainant and upon hearing the arguments of the parties, this Authority passes the following **ORDER:**

2. The present Complaint has 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") requesting appropriate action against the Respondent Builder.

**A. Brief facts of the case & Relief Sought:**

2. The Complainants submitted that, they are the owners of the property situated at Sy Nos.272/1 comprising of Ac 6-39 gts and Ac 3-21 gts in 273/1 situated at Puppalguda Village, Gandipet Mandal, Ranga Reddy District total

admeasuring Ac 1-20 gts. Further, that the Respondent Builder/Developer, without the Complainants' knowledge has tendered forged documents misrepresenting owners and have entered into "Development Agreement cum General Power of Attorney" which is false and thereby requested this Authority to check all the details before issuing the construction permissions to the said Respondent.

**B. Reply on behalf of the Respondent:**

5. Accordingly, vide Notice dated 07.11.2022, served upon the Respondent, this Authority directed the Respondent to submit a reply in terms of Rule 34 (1) & (2) of the Rules, 2017 along with such other information with regard to the Project. Vide Reply dated 14.11.2022, the Respondent submitted that they called for a meeting with the Complainants herein who are among the landowners in the above-mentioned land to verify the veracity of the present complaint.

6. The Respondent submitted that the Complainant Nos. 1 & 2 have categorically and vociferously stated that they have not lodged any sort of complaint with anybody. The Complainant Nos.1 & 2 have also stated that they are not aware of the said Complainant No.3 and that they do not have any kind of acquaintance with him who is a signatory to the present Complaint. Further, the Complainant Nos. 1 & 2 and any other landowners do not have any sort of issues with us with reference to any sort of activity undertaken by the Respondent Developer pursuant to the Development Agreement cum General Power of Attorney which is irrevocable and is in full force.

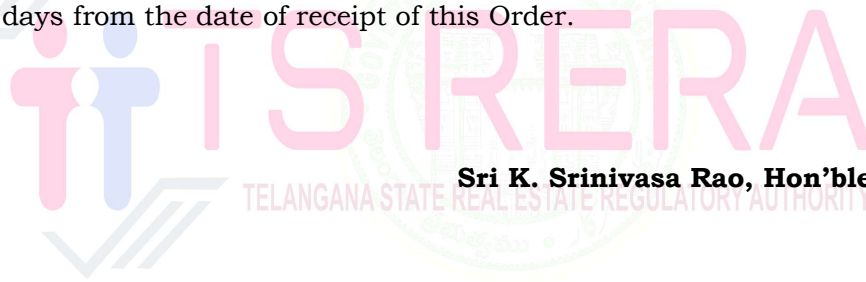
7. In conclusion, the Respondent submitted that appropriate criminal action is being taken by the Respondent and the Complainant Nos. 1 & 3 against Complainant No.3 for filing false, frivolous and baseless complaint before this

Authority. The said Reply has been duly signed by the Authorised Representative of the Respondent Builder/Developer and the Complainant Nos. 1 & 2.

**C. Observations and Directions of the Authority:**

8. The matter is disposed of as there is no *lis* between the parties concerned and appropriate action is being taken against Complainant No.3 by the Respondent and the Complainant Nos. 1 & 2.

9. If aggrieved by this Order, the parties may approach the TS Real Estate Appellate Tribunal (vide G.O.Ms.No.8, Dt.11-01-2018, the Telangana State Value Added Tax Appellate Tribunal has been designated as TS Real Estate Appellate Tribunal to manage the affairs under the Act till the regular Tribunal is established) within 60 days from the date of receipt of this Order.



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

**Sd/-  
Sri Laxmi Narayana Jannu, Hon'ble Member  
TS RERA**

**Sd/-  
Dr. N. Satyanarayana, IAS (Retd.), Hon'ble Chairperson  
TS RERA**