

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

Dated: 22nd June, 2026

Quorum: **Sri Laxmi Narayana Jannu, Hon'ble Member**
 Sri K. Srinivasa Rao, Hon'ble Member

COMPLAINT NO. 167/2025/TGRERA

Donti Shilpa Reddy

*R/o. Flat No. 1401, Pegasus – A Block,
Meenakshi Sky lounge, Hitex Road, Kothaguda,
Hyderabad, Telangana – 500084.*

...Complainant

Versus

M/s. Sai Surya Developers,

*Rep. by its Partner, K Satish Chandra Gupta,
R/o. Flat No. 202, H. No. 8-3-191/67, Teja
Residency, Above Heritage fresh, Vengala Rao Nagar,
Hyderabad, Telangana – 508252.*

...Respondent

The present matter filed by the Complainant herein above came up for hearings on 01.05.2025, 26.06.2025, 25.07.2025, 26.08.2025, 28.10.2025, 04.12.2025, 23.01.2026, 11.03.2026 before this Authority. On the last three occasions, none appeared for Complainant and the Respondent and, therefore this Authority proceeds to pass the following **ORDER:**

2. The present Complaint has been filed by the Complainant under Section 31 of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as the “RE(R&D) Act”) read with Rule 34(1) of the Telangana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred to as the “Rules”) seeking appropriate relief(s) against the Respondent.

3. The matter was listed for hearing for the first time on 01.05.2025, where none appeared for the Complainant or the Respondent. Accordingly, the matter was adjourned and fresh notices were issued. On 26.06.2025, the Complainant was present; however, the Respondent was called absent. On 25.07.2025, the Complainant was present and sought permission to serve personal notices upon the Respondent, as the Respondent continued to remain absent. On 26.08.2025, the Respondent was present and sought time for filing vakalath and counter, but the Complainant was absent. On 28.10.2025, the Respondent was present and sought further time; however, the Complainant continued to remain absent. Accordingly, fresh notices were issued to the Complainant. It is observed that on the next three successive dates i.e., 04.12.2025,

23.01.2026, and 11.03.2026, none appeared for either the Complainant or the Respondent, despite repeatedly serving notices to both parties. Neither has the Complainant attempted to pursue the Complaint, nor has the Respondent filed any vakalath or documents till date.

4. Upon careful consideration of the facts and the repeated absence of the Complainant, this Authority notes that the Complainant was absent on 6 out of 8 hearings, including the last four consecutive dates. Sufficient opportunities have been provided to the Complainant to appear and prosecute the case. The Complainant's consistent failure to appear for hearings and maintain communication demonstrates a lack of interest in pursuing the Complaint. In terms of the powers vested in this Authority under Section 35 of the RE(R&D) Act and the principles analogous to Order IX of the Code of Civil Procedure, 1908, this Authority is of the view that the Complaint is liable to be dismissed for non-prosecution.

5. In light of these facts, this Authority deems it appropriate to dismiss the Complaint for non-prosecution. The Complainant is, however, at liberty to seek restoration of the Complaint, subject to the provisions of applicable law and the satisfaction of this Authority that sufficient cause existed for the non-appearance.

6. Before parting, this Authority deems it necessary to record that, at the initial hearing, it was observed that the subject project was registered by one Promoter M/s. KKR and SCPR Prime Ventures, rep. by its partner Kurmaiahgari Naveen Kumar. However, with respect to the same project, the Respondent herein has entered into an Agreement of Sale with the Complainant and sold plots in the said project. Accordingly, a Show Cause Notice was issued to M/s. KKR and SCPR Prime Ventures, rep. by its partner Kurmaiahgari Naveen Kumar, directing them to submit an explanation as to how the Respondent herein obtained rights and entered into an Agreement of Sale with the Complainant. The dismissal of the present Complaint shall not, in any manner, affect or prejudice the said proceedings. This Authority, therefore, directs the Secretary, TG RERA, to initiate suo motu proceedings within a period of seven (7) days from the date of this Order.

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

Sd/-
Sri. Laxmi Narayana Jannu,
Hon'ble Member
TG RERA