

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

Complaint No. 217 of 2025 (Penalty Order)

Dated: 6th August 2026

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

Between

Galla Ramana Murthy Reddy
(R/o- #3/97, Gallavandla Palle, Mydukuru
Cuddapah Andhra Pradesh 516172.)

...Complainant

Versus

M/s AV Infracon Pvt. Ltd.
represented by its Chairman, Sri Gogula Lakshmi Vijaya Kumar
(Office at Plot No.193, 5th Floor SV Chambers,
Kavuri Hills, Gb Pet, Madhapur, Hyderabad 500033.)

...Respondent

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This Authority, vide Order dated 22.06.2026 in Complaint No.217/2025/TGRERA, held that the Respondent had accepted advance amounts, entered into an Agreement of Sale, marketed, booked and collected the entire sale consideration towards sale of a unit in its project "AV's West Heights" without obtaining mandatory registration with Telangana Real Estate Regulatory Authority, and concluded that the Respondent violated the provisions of Section 3(1) of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the RE(R&D) Act, 2016").

The findings rendered by this Authority in its Order dated 22.06.2026 are extracted hereunder:

"The Respondent, having been served with due notice and a Show Cause Notice, has chosen not to appear before this Authority or file any response, thereby leaving the allegations of the Complainant wholly uncontroverted. This Authority accordingly holds that the Respondent has committed a clear violation of Section 3(1) of the RE (R&D) Act, 2016 by marketing, booking, and collecting the full sale consideration in respect of a unit in the project 'AV's West Heights' without obtaining mandatory prior registration under the Act and is liable for imposition of penalty under Section 59 of the RE (R&D) Act, 2016."

Directions of the Authority:

In light of the foregoing observations and findings, and in exercise of the powers conferred under Section 38 read with Section 59 of the RE(R&D) Act, 2016, this Authority hereby issues the following directions, for violation of the provisions of Section 3 of the RE(R&D) Act, 2016, for advertising, marketing, booking, selling and collecting consideration in respect of units in the unregistered project "AV's West Heights" promoted by the Respondent.

- a) Accordingly, a penalty of ₹14,84,184/- (Rupees Fourteen Lakhs Eighty-Four Thousand One Hundred and Eighty-Four Only) is hereby imposed upon the Respondent for the said violation. The Respondent is directed to remit the said penalty to the TG RERA Fund within a period of thirty (30) days from the date of receipt of this Order, either by way of Demand Draft or through online transfer to Account No. 50100595798191, HDFC Bank, IFSC Code: HDFC0007036.
- b) The Respondent is hereby informed that failure to comply with the directions issued herein shall attract further penal consequences under Section 63 of the RE(R&D) Act, 2016, without any further notice.

Sd/-

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

Sd/-

Sri Laxmi Narayana Jannu,
Hon'ble Member,
TG RERA