

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

Complaint No. 435 of 2025 (Penalty Order)

Dated: 6th August 2026

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

Balgam Narendar

...Complainant

Versus

M/s. SVM Aditya Homes,

represented by its Managing Partner, Sri N. Srinivas Babu

...Respondent

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This Authority, vide Order dated 22.04.2026 in Complaint No.435/2025/TGRERA, held that the Respondent had advertised, marketed, booked and collected sale consideration towards sale of units in its project "Tech Homes" without obtaining mandatory registration with Telangana Real Estate Regulatory Authority, and concluded that the Respondent violated the provision 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 22.04.2026 are extracted hereunder:

"The language of Section 3(1) of the RE (R&D) Act, 2016 is prohibitory and mandatory. Registration of a real estate project is a condition precedent to any act of advertisement, marketing, booking, sale, or offer for sale. The statutory embargo is absolute, subject only to the limited exemptions expressly provided under Section 3(2), which have no application to the present case. By booking units, collecting sale consideration, and executing Memoranda of Understanding with buyers in respect of a project that was neither registered under the RE (R&D) Act, 2016 nor approved by HMDA, the Respondent has committed a clear and continuing violation of Section 3(1) of the RE (R&D) Act, 2016.

Accordingly, this Authority holds that the Respondent has violated Section 3 of the Real Estate (Regulation and Development) Act, 2016 by advertising, marketing, booking, and collecting consideration in respect of units in the project "Tech Homes" without obtaining prior registration of the said project with this Authority. The Respondent is therefore liable for penal action 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 "Tech Homes" promoted by the Respondent.

- a) Accordingly, a penalty of ₹43,16,480/- (Rupees Forty-Three Lakhs Sixteen Thousand Four Hundred and Eighty 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