

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

Complaint No. 500 of 2025 (Penalty Order)

Dated: 6th August 2026

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

Sudheer Babu Motana

(House No 404, Tagore Road Hostel
Minto Road complex, Civic Centre
New Delhi, PIN- 110002)

...Complainant

Versus

Adhuri Infra Pvt Ltd

Represented by Chairman Aduri Ramanjaneyulu

(Plot No.14, 1st, 2nd, 3rd, 4th floor
Lodha Lane, Opp. Brand Factory,
5th Phase, KPHB Colony, Hyderabad
Telangana-500072)

...Respondent

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This Authority, vide Order dated 27.03.2026 in Complaint No.500/2025/TGRERA, held that the Respondent had accepted 25% of the total sale consideration, amounting to ₹11,12,500/-, from the Complainant without entering into and registering an Agreement for Sale, and concluded that the Respondent violated the mandatory provisions of Section 13 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 27.03.2026 are extracted hereunder:

"In the present case, the Respondent has admittedly received 25% of the total sale consideration without executing a written and registered Agreement for Sale as mandated under Section 13 of the RE(R&D) Act. This conduct is not a mere procedural lapse, but a direct infraction of a statutory obligation designed to protect allottees from precisely such uncertainty and arbitrariness

This Authority is therefore of the considered view that the Respondent has acted in clear violation of Section 13 of the RE(R&D) Act. The statutory protection afforded to the allottee cannot be diluted by the promoter's failure to comply with mandatory requirements. The Respondent cannot be permitted to derive any advantage from its own wrong, and such conduct squarely attracts the consequences contemplated under the RE(R&D) Act."

Directions of the Authority:

In light of the foregoing observations and findings, and in exercise of the powers conferred under Sections 38 and 61 of the RE(R&D) Act, 2016, this Authority hereby issues the following directions for violation of the provisions of Section 13 of the RE(R&D) Act, 2016:

- a) a) Accordingly, a penalty of ₹6,77,966/- (Rupees Six Lakhs Seventy-Seven Thousand Nine Hundred Sixty-Six 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

TG RERA
TELANGANA REAL ESTATE REGULATORY AUTHORITY