

**BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY**

*[Under the Real Estate (Regulation and Development) Act, 2016]*

**Date: 6<sup>th</sup> October, 2025**

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

**COMPLAINT NO. 386/2025/TGRERA**

K. Krishna Kanth Sharma, S/o. K Srihari Shastri,  
R/o. Plot No 174, Near Sai Baba Temple,  
Vaidehi Nagar, Vanasthalipuram,  
Hyderabad-500070.

**...Complainant**

**Versus**

M/s RASAGNA developers, represented by its Partner Mr. Nitin Kumar Agarwal,  
having its office at H.No 4-5-718, Sultan Bazar,  
Koti, Hyderabad-500027.

**...Respondent**

**INTERIM ORDER**

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 "Act") read with Rule 34(1) of the Telangana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred to as the "Rules").

2. The complainant concerned has booked a flat bearing no. 806 in the project TBC RASAGNA NORTH situated at Petbasheerabad, Medchal Malkajgiri district from M/s RASAGNA Developers, represented by its partner Mr. Nitin Kumar Agarwal. A dispute arose when the Respondent allegedly demanded a significant portion of the payment in cash, which prompted an inquiry by the Complainant. It was also alleged that the Respondent was undervaluing the property for registration purposes by declaring a value of ₹2,500/- per sq. ft. while collecting ₹6,300/- per sq. ft. and had failed to make mandatory disclosures on the TGRERA website.

3. In view of the facts and circumstances of the case, the Complainant prayed for the following main reliefs:

1) Direct the respondent to submit the entire project documents, approvals, revenue clearances, survey reports and statutory documents.

2) Direct the respondents to register the flat No 806 in the Project "TBC RASAGNA NORTH" (TSRERA certificate No P02200002100) situated at Petbasheerabad, Medchal Malkajgiri district at the rate of 2500/ per Sq ft and to disclose the other details of GST, Stamp duty, registration charges, documentation, corpus fund and maintenance amount.

3) Alternately direct the respondent to register the flat No 806 in the Project "TBC RASAGNA NORTH"(TSRERA certificate No P02200002100) situated at Petbasheerabad, Medchal Malkajgiri district at the rate of 6300/- per Sq ft by receiving the entire sale consideration amount through bank instrument.

4) Direct the respondent to receive the amounts to be paid with respect to flat No 806 in the Project "TBC RASAGNA NORTH"(TSRERA certificate No P02200002100) through bank in the respondents RERA registered bank account.

5) Direct to updating/uploading of particulars of the project "TBC RASAGNA NORTH" such as Form 4-Certificate of Architect, Status of formation of legal entity, Status of Conveyance, Legal title report, Survey report by GHMC officials, revenue authorities and NOC from District Collector, Medchal Malkajgiri District in the project details of the TSRERA website.

4. Pending final disposal of the Complaint, he sought the issue of following Interim Relief:

- i. Till the disposal of main case the respondent shall be restrain from registering the flat No 806 in the Project "TBC RASAGNA NORTH" (TSRERA certificate No P02200002100) to any third party.

5. The present matter was taken up for hearing before this Authority on 14.08.2025 and 16.09.2025. The Complainant was present and was represented. Despite due notice, the Respondent remained absent on both dates of hearing and was not represented. During the course of hearing the Complainant, through oral submissions, sought interim relief restraining the Respondent from alienating or creating any third-party interests in the subject flat.

6. Therefore, upon examining the material available on record, due consideration of the facts and in the exercise of the powers vested in this Authority under Section 36 of the RE(R&D) Act, 2016, the following interim directions are hereby issued:

- a) The Respondent is hereby restrained from alienating, mortgaging, encumbering, or creating any third-party right/interest whatsoever in respect of **Flat No. 806 in the project "TBC RASAGNA NORTH," situated on land in Survey No. 25 of Petbashirabad village, Quthbullapur mandal.** This order shall remain in force until further orders.
7. The matter is posted for further hearing on 23.10.2025.

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

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

