

**TELANGANA REAL ESTATE APPELLATE TRIBUNAL,
Krishna Hostel, First floor, Dr. MCHRD Institute, Road no. 25,
Jubilee Hills, Hyderabad, 500033.**

PRESENT : Hon'ble Justice Sri.A.Santhosh Reddy, Chairperson.
Hon'ble Sri P.Pradeep Kumar Reddy, Judicial Member.
Hon'ble Sri Vemula Sreekar, Administrative Member.

MONDAY, THE FIFTH DAY OF OCTOBER, 2026

R.I.A.No.2/2026 in T.A.No.13/2026
(Complaint No. 139/2024/ TG RERA)

Between:

1.M/s.Viana Homes Pvt. Ltd.,
Through its Managing Director Anji Reddy,
Office at Plot Nos.3 & 53, Radhika Reddy Arcade,
Jayabheri One Valley, Gachibowli, Hyderabad.

2.Anji Reddy,
Managing Director of M/s. Viana Homes Private Ltd.,
Office at Plot Nos.3 & 53, Radhika Reddy Arcade,
Jayabheri One Valley, Gachibowli, Hyderabad. ... Review Petitioners/
Appellants

And

1.K.Vijaya Lakshmi,
W/o.K.Vivanatha Raju,
Flat No.401, G Block
Rainbow Vistas Roack Garden,
Green Hills Road, Moosapet, Hyderabad.

2.K.Surender Reddy,
Flat No.E-1107,
Rajapushpa Retreat Apartments,
Kokapet village, Gandipet Mandal,
Telangana.

3. K.Sravanthi Reddy,
Flat No.E-1107,
Rajapushpa Retreat Apartments,
Kokapet village, Gandipet Mandal,
Telangana.

4.M/s.Bellcom India Pvt.Ltd.,
Rep. by its Directors,
Padmavati Sri Krishna Veerapaneni &
Ghanta Azad Babu, Office at # 102, Plot no.119,
Kamala Residency, H.No.8-3-991, Srinagar Colony,
Hyderabad.

5. Padmavathi Sri Krishna Veerapaneni,
Office at # 102, Plot No.119,
Kamala Residency, H.No.8-3-991,
Srinagar Colony, Hyderabad.

6. Ghanta Azad Babu,
Office at # 102, Plot No.119,
Kamala Residency, H.No.8-3-991,
Srinagar Colony, Hyderabad.

7.M/s.Bell Square,
Through its M.D.Sikha Balaraju,
Office at Infy Projects, 3rd floor,
G Square building ,
beside Raidurgam Police Station,
Hyderabad.

8. Sikha Balaraju,
M.D. of Bell Square and presently of
M/s.Infy Projects, Office at Infy Projects,
3rd floor, G Square building ,
beside Raidurgam Police Station,
Hyderabad.

...Respondents

Counsel for the Petitioner : Mr. Drupad Sangwan

Counsel for the respondent : Mr.P.Hariparasad.

Order:

1). This petition is filed u/s.53(4) of the Real Estate (Regulation And Development) Act,2016 r/w. Order XL VII Rule 1 & Sec.151 CPC praying to review the final order dt.12.8.2026 passed in T.A.No.13/2026 to the limited extent of directing that the Sale Deed shall be executed and registered in favour of Respondent no.1 upon payment by respondent no.1 of the balance sale consideration payable in terms of the Agreement of Sale Dt.10.10.2022.

2). The averments of the petition in brief are as follows :

Review Petitioner submitted that the respondent no.1 has paid an aggregate amount of Rs.65,94,000/- and additionally claims to have paid a sum of Rs.37,00,000/- to respondent nos.4 to 8. This Tribunal vide final order dt.12.8.2026 confirmed the orders of the Regulatory Authority.

The Review Petitioner submitted that the respondent no.1 has not paid the entire sale consideration of Rs.73,92,000/- before execution of registered Sale Deed as per the Agreement of Sale dt.10.10.2022 in favour of the respondent no.1.

3). Respondent no.1 filed counter and the averments in brief are as follows:

The respondent no.1 submitted that the Review Application is not maintainable as none of the valid grounds of mistake or error are apparent on record as alleged in the averments of their petition itself. Respondent no.1 submitted that the contention of the petitioner that they are ready to register the Sale Deed in his favour on payment of balance sale consideration of Rs.7,97,900/-, otherwise they will be put to irreparable prejudice is not tenable as the petitioners have already received total sale consideration of Rs.66,00,000/- + GST and should register the sale deed in his favour and there are no merits, error or mistake borne on record and as such prayed to dismiss the application.

4). Heard both the learned counsel for parties.

5). A Review Application is maintainable only on specific grounds such as such as discovery of new and important matter or evidence, mistake or error apparent on the face of record or for any other sufficient reason. Section 114 of CPC is a provision deals with the scope of filing a review application & procedurally under Order 47 , Rule 1 of CPC.

6). A perusal of the orders passed by this Tribunal in T.A.No.13/2026 Dt.12.8.206 at para nos.18 & 19, the details of payments made by the respondent no.1 and other details of payments to be made by the other respondents have been categorically recorded while confirming the orders of TG RERA in complaint no.139/2024 dt.6.11.2025. The said paragraphs clearly show the details of the payments made by the respondent no.1 to the Review Petitioner.

7). In the grounds of Review Application stated therein did not show any mistake or error apparent on the face of record. Therefore, we are of the considered view that the grounds raised by the petitioner for review are not the errors apparent on the face of record and the Review Application did not fall within the parameters for entertaining the said Review.

8). Accordingly, this Review Petition is dismissed.

Sd/-
CHAIRPERSON

Sd/-
MEMBER(J)

Sd/-
MEMBER(T/A)