

**BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY**

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

*Complaint No. 305/2024/TGRERA (Penalty Order)*

**Date: 29<sup>th</sup> December, 2025**

**Quorum:**

**Dr. N. Satyanarayana, IAS (Retd.), Hon'ble Chairperson**

**Sri K. Srinivasa Rao, Hon'ble Member**

**Sri Laxmi Narayana Jannu, Hon'ble Member**

**Kotha Santhosha,**

*W/o. Kotha Narsimham H.No.1-27,*

*Yellagiri Village, Choutuppal Mandal,*

*Nalgonda Dist.Telangana -508252.*

*...Complainants*

*Versus*

**1. M/s. M.M Developers Rep By its Partners**

**i. Mr. Gopal Yadav**

*(R/o Flat No.403 & 503, Plot No.26& 27, Satyasai Heights, Shivaganga Colony, L.B.Nagar, Hyderabad-500074)*

**ii. Mr. B Ramesh**

*(R/o H.No.3-11-482/1, Satyasai Heights, Shivaganga Colony, L.B.Nagar, Hyderabad-500074)*

**2. Mr. Merugumalla Kumaraswamy**

*(R/o H.No.3-14-116/131/103, Judges Colony, Mansoorabad, Saroor Nagar, Hyderabad-500035)*

**3. Mrs. B Swathi**

*(R/o H.No.8-12-97/V2/87, Venkateswara Colony Phase -2, Hastinapuram, Karmanghat, Hyderabad-500079)*

**4. Mr. Sunkoju Akash**

*(R/o H.No.6-3-2233/C/727, NGOs Colony, Vanasthalipuram, Hyderabad-500070)*

**5. M/s. Vishwas Infra Developers Rep by its Partners**

**i. Mr. Boppidi Anil Kumar**

*(R/o Plot No. 183, Flat No.501, Aditya residency, Agriculture Colony, Vanasthalipuram, Hyderabad-500070)*

**ii. Mr. Sunkoju Ramesh**

*(R/o H.No.6-3-2233/C/727, NGOs Colony, Vanasthalipuram, Hyderabad-500070)*

**iii. Mr. Garadi Ramanji**

(R/o Plot No.29, Sai ram Nagar Colony, Champapet, Vaishali Nagar, Saroornagar, Hyderabad -500035)

**iv. Mr. Tekumalla Chenna Keshava**

(R/o H.No.18-2-60/83/a. Falaknuma, Sai baba Nagar, Charminar, Hyderabad-500002)

**6. Mr. Putta Thirupathi Reddy**

(R/o H.No.1-5-1165, Flat No.104, Revathi Towers Maruthi Nagar road, Kothapet, Hyderabad-500035)

**7. Mr. Garadi Ramanji**

(R/o Plot No.29, Sai ram Nagar Colony, Champapet, Vaishali Nagar, Saroornagar, Hyderabad -500035)

**8. Mr. G. Parushram Reddy**

(R/o Plot No.22, Vijayadurga Colony, Near Jillelaguda, Karmanghat, Saroornagar, Hyderabad-500035)

**9. Agreement of Sale Cum General Power of Attorney Holders**

**i. Mr. Sunkoju Ramesh**

(R/o H.No.6-3-2233/C/727, NGOs Colony, Vanasthalipuram, Hyderabad-500070)

**ii. Mr. Boppidi Anil Kumar**

(R/o Plot No. 183, Flat No.501, Aditya residency, Agriculture Colony, Vanasthalipuram, Hyderabad-500070)

**iii. Mr. Garadi Ramanji**

(R/o Plot No.29, Sai ram Nagar Colony, Champapet, Vaishali Nagar, Saroornagar, Hyderabad -500035)

**iv. Mr. Putta Thirupathi Reddy**

(R/o H.No.18-2-60/83/a. Falaknuma, Sai baba Nagar, Charminar, Hyderabad-500002)

**10.M/s. Sri Infra Developers**

(R/o Plot No.30, Flat No. 101, 1st Floor, JK's Chandra Kalavathi Nivasam, Road No. 1, Vijayapuri Colony, SRK Puram, Kothapet, Hyderabad -500 035)

**...Respondents**

The above-named Complaint No.305/2025 has been filed by the Complainant before the Telangana Real Estate Regulatory Authority (hereinafter referred to as “the Authority”) against the Respondents in respect of the project titled “Sai Chaitanya Brundavanam Enclave.” Upon adjudication of the issues arising in the present complaint, this Authority passed the orders dated:29.10.2025 in CC No.305/2025 and found that the Respondents had advertised, marketed and sold open plots in the said project without obtaining mandatory registration from

this Authority, thereby contravening the provisions of Sections 3 and 4 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as “the RE(R&D) Act, 2016”).

2. The findings of the Authority in orders dated :29.10.2025 as follows:-

*This Authority has carefully perused the pleadings, documents, and material placed on record by both parties, as well as the oral submissions made during the hearing. At the outset, it is observed that the Complainant has alleged that the Respondents a group of individual promoters and developer entities marketed and sold open plots in the project titled “Sai Chaitanya Brundavanam Enclave”, while representing that the project was duly approved by the Hyderabad Metropolitan Development Authority (HMDA) and registered with the Telangana Real Estate Regulatory Authority (RERA). The Complainant contends that the Respondents had assured that the development works would be carried out strictly in accordance with HMDA norms and that the layout would be handed over within one year. However, as per the material available on record, no substantial development has taken place, and it is an admitted fact that the said project has not been registered with this Authority.*

*The Respondent No. 1, in its counter, has denied the allegations and attributed the delay in development to a dispute pending before the HMDA, which culminated in a revocation of layout permission dated 07.11.2022, and subsequently, the Hon'ble High Court of Telangana, by interim order dated 02.12.2022 in W.P. No. 43217 of 2022, suspended the said revocation. The Respondent has contended that since the matter remains sub judice before the Hon'ble High Court, it cannot be held responsible for the delay in completion of the project.*

*It is pertinent to note that the brochure placed on record by the Complainant clearly contains the names of Respondent No. 1 (M/s. M.M. Developers), Respondent No. 5 (M/s. Vishwas Infra Developers), and Respondent No. 10 (M/s. Sri Infra Developers) as the entities advertising and offering plots for sale in the said project. The said brochure forms sufficient *prima facie**

*material indicating that these Respondents publicly represented themselves as promoters of the project within the meaning of Section 2(zk) of the Real Estate (Regulation & Development) Act, 2016 (“the Act”).*

*Section 3(1) of the Act mandates that no promoter shall advertise, market, book, sell, or offer for sale any plot, apartment, or building in any real estate project without obtaining prior registration of the project with the Authority. Section 4 of the Act further requires that every such registration application be accompanied by disclosures relating to title, layout plans, timelines, and other essential particulars, thereby ensuring transparency and accountability. The conjoint reading of Sections 3 and 4 establishes a clear statutory condition precedent — that a project cannot be promoted or sold to the public prior to obtaining registration from this Authority.*

*The legislative intent behind these provisions is unambiguous. The registration mechanism is the very foundation of the consumer protection regime under RERA. It prevents speculative or misleading promotion of unapproved projects and ensures that only legally compliant and financially sound developments are marketed to the public. Any deviation from this mandate frustrates the purpose of the statute and jeopardizes the interests of genuine homebuyers or allottees.*

*The HMDA proceedings relied upon by the Respondents, including the revocation and its interim suspension by the Hon’ble High Court, may have had a bearing on the subsequent development activity, but they do not retrospectively validate promotional activities or sales undertaken prior to obtaining registration. The duty to secure registration under Section 3(1) is absolute, mandatory, and independent of parallel administrative or civil disputes. The argument that pending HMDA litigation prevented completion of the project cannot absolve the promoters of their statutory obligation to have registered the project before offering plots for sale.*

*Further, the HMDA Letter bearing Application No. 026188/GHT/LT/U6/HMDA/24072019 dated 15.06.2021 placed on record clearly indicates that the layout covered an extent of 12,589.51 square*

*metres, which is significantly beyond the exempted limit of 500 square metres prescribed under Section 3(2) of the Act. Consequently, the project does not qualify for any exemption from registration under the RERA framework.*

*In view of the foregoing, this Authority finds that the Respondent No. 1 (M/s. M.M. Developers), Respondent No. 5 (M/s. Vishwas Infra Developers), and Respondent No. 10 (M/s. Sri Infra Developers) have engaged in the advertisement, marketing, and sale of plots in the project “Sai Chaitanya Brundavanam Enclave” without obtaining the mandatory registration as required under Section 3(1) of the Real Estate (Regulation & Development) Act, 2016. The contention that HMDA’s revocation or High Court proceedings justify such non-registration is misconceived and legally untenable.*

*The acts of advertising and selling plots in an unregistered project constitute a direct contravention of Section 3(1) of the Act and are punishable under Section 59 thereof.*

*Accordingly, It is hereby held that the Respondent No. 1 (M/s. M.M. Developers), Respondent No. 5 (M/s. Vishwas Infra Developers), and Respondent No. 10 (M/s. Sri Infra Developers) have violated Section 3 of the Real Estate (Regulation & Development) Act, 2016 by engaging in the marketing and sale of plots in the unregistered project “Sai Chaitanya Brundavanam Enclave.”*

#### ***Directions of the Authority:***

3. In light of the findings recorded above and in exercise of the powers conferred under Sections 37 and 38 of the Real Estate (Regulation & Development) Act, 2016, this Authority issues the following directions:

- a) For violation of the provisions of Section 3(1) of the RE(R&D) Act, 2016, on account of advertising, marketing and selling plots in the project “Sai Chaitanya Brundavanam Enclave” without obtaining mandatory registration, Respondent No.1 (M/s. M.M. Developers), Respondent No.5 (M/s. Vishwas Infra Developers) and Respondent No.10 (M/s. Sri Infra Developers) are held liable for imposition of penalty under Section 59

of the Real Estate (Regulation and Development) Act, 2016. Accordingly, the said Respondents are hereby directed to pay a penalty of Rs. 10,00,000/- (Rupees Ten lakhs only) within a period of thirty (30) days from the date of receipt of this order, in favour of the TGRERA Fund, 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.

Sd/-

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

Sd/-

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

Sd/-

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

