



4. In the year 2005, land was pooled and acquired for construction of IT parks and allied organisations and accordingly a gazette notification and declaration was published based on the documents available with the concerned Sub-Registrar but not basing on the documents available at concerned MRO. As a result, notices were issued to certain parties who don't even have rights and title over the subject land and the said persons have approached High Court challenging the gazette notification. The said case was dismissed by the then Hon'ble High Court of united Andhra Pradesh in the year 2005 directing the Revenue Authorities to decide on the matter.

5. However, the Revenue Authorities didn't take up and decide the matter despite Court orders. Further, some land grabbers in collusion with the Municipal Authorities have dispossessed the Complainants and have demolished all the rooms and sheds existing in the subject property with a view to *mala fidely* establish that the said land grabbers are the owners and possessors of the subject property.

6. That the Revenue and Municipal Authorities are trying to benefit certain individuals viz., Daggubati Suresh Babu (Head of M/s Suresh Productions) and his family members, Solipuram Ranjith Reddy, Head of M/s Lumbini Constructions (Son-in-law of Hon'ble Minister of Endowments Sri Indrakaran Reddy), Nadimpally Venkata Ramaraju Alias Jalavihar Ramaraju, Nadendla venkataratnam (Ex-Chief Minister's brother's Son) and many others. That these individuals are misleading the authorities and courts. When the applicants approached local Police Station (Gachibowli PS) and Cyberabad CP Sri Stephen Ravindra, they have advised the applicants to approach Court if they claim rights and title over the subject property and are supporting the land grabbers.

7. In this regard, the Complainants have requested this Authority to take up this matter on *Suo-motu* basis duly enquiring into the ownership and title of the applicants on the subject property and to direct the Revenue, Municipal and HMDA authorities to take action accordingly.

**B. Reply on behalf of the Respondents:**

8. That the Respondents were issued notices to file reply and accordingly, vide Reply dated 21.01.2023, the Daggubati Farms and Estates Private Limited submitted a reply stating that complainants have no right to approach the TSRERA as there is absolutely no construction or application for any permission for building or for any other development in the mentioned lands. They added that RERA has absolutely no jurisdiction in the said matter and that the Complainants have completely suppressed the facts pertaining to the ongoing suits and litigations that have been decided against them and have maliciously approached this forum in a desperate manner.

**C. Rejoinder by the Complainant:**

9. Complainant Association, vide Rejoinder dated 25.04.2023 submitted that submitted the Respondents, while ignoring the orders of the Hon'ble Supreme Court and ignoring that the still matter is sub-judice some of the illegal encroachers have erected temporary constructions illegally in spite of there being specific orders a Writ petition was also filed some of the illegal encroachers even made application to the GHMC authorities for construction of structures on the land initiated for acquisition when no permission is sanctioned filed Writ Petition suppressing fact that the matter is sub-judice filed Writ Petitions seeking permission for dispose of representations and the GHMC authorities are rightly issuing notice for demolishing the temporary constructions on the subject lands.

**D. Observations and Directions of the Authority:**

10. That the matter was called for hearing and the notice to the complainant association was returned twice with the note "insufficient address". The Counsel for Respondents appeared and reiterated the contents of its reply and requested this Authority to close the Complaint.

11. This Authority has perused the complaint, reply and rejoinder along with the documents filed thereof and observes that the relief sought by the Complainant is not maintainable before this Authority. No action can be taken by this Authority regarding revoking building permission without there being an existence of an existing building permission from a competent authority placed before this

Authority for consideration. In lieu thereof, nothing remains for adjudication by this Authority, and the Complaint is disposed of on the said terms.

12. If aggrieved by this Order, the parties may approach the TS Real Estate Appellate Tribunal (vide G.O.Ms.No.8, Dt.11-01-2018, the Telangana State Value Added Tax Appellate Tribunal has been designated as TS Real Estate Appellate Tribunal to manage the affairs under the Act till the regular Tribunal is established) within 60 days from the date of receipt of this Order.

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

.....  
**Sri Laxmi Narayana Jannu, Hon'ble Member**  
**TS RERA**

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

