

**BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY**

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

**Date: 9<sup>th</sup> February, 2026**

**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. 424/2025/TGRERA**

**Korri Pandari s/o Korri Sailu**

*(R/o. H.No. 44-402/1/28, Plot No. 28,  
Tirumala Nagar, Moulali ZTC,  
Medchal Malkajgiri District, Telangana State - 500040.)*

**...Complainant**

**Versus**

**M/s Sri Venkateshwara Infra Developers represented by:**

- 1. Basavala Bhanu Prasad (MD, Founder and Chairman).**
- 2. Shirisha (CEO)**
- 3. Basavala Balakrishna**
- 4. Dommata Janeshwar**

*(Office at PVR Complex Building, 2nd Floor,  
Near Apollo Pharmacy, Shaikpet Darga,  
Hyderabad -500084, Telangana State)*

**...Respondents**

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

***A. Brief facts of the case as per Form M submitted by the Complainant.***

2. It was submitted by the Complainant that on 01-05-2024, he received a phone call from representatives of M/s. Sri Venkateshwara Infra Developers, who stated that they were developing a venture on the Bombay Highway and offered the Complainant an opportunity to purchase a plot therein. In reply, the Complainant requested details of the said venture, pursuant to which their employee, one Mr. Janeshwar, shared the pamphlets of the venture via WhatsApp.

3. It was further submitted that on 18-05-2024, the realtors sent a vehicle to the Complainant's residence to facilitate a site visit. Upon visiting the site, the Complainant expressed satisfaction with the venture named "SVIDs Dream Town," situated at Kothalapur, Sangareddy Mandal and District, in Survey Nos. 18/P, 29/P, and 30/P, bearing L.P. No. 000049/LO/PLG/HMDA/2023. The Complainant selected Plot No. 48, admeasuring 150 Sq. yards. On the same day, the developers informed the Complainant that the cost was ₹20,000/- per square yard, bringing the total cost of the plot to ₹30,00,000/-. The terms of payment stipulated that the Complainant was to pay 30% of the plot cost directly, while the developers would arrange a bank loan for the remaining 70%.

4. The Complainant stated that subsequently, on 08-07-2024, he paid a sum of ₹1,10,000/- towards plot booking as part of the 30% component, for which a receipt was issued. Thereafter, on 25-07-2024, the Complainant paid ₹90,000/- through online transfer, and again on 29-08-2024, he paid a sum of ₹8,00,000/-. The developers issued two separate receipts acknowledging these payments. However, it was submitted that the realtors subsequently failed to arrange the agreed 70% bank loan amount to facilitate the registration of the said plot in favor of the Complainant.

5. It was averred that the Complainant subsequently came to know that the originally selected Plot No. 48 had been mortgaged to the HMDA. Upon confronting the developers regarding this fact, they apologized and offered an alternative. Consequently, they executed an Agreement of Sale for Plot No. 81 on 12-02-2025.

6. It was further submitted that the Complainant approached ICICI Bank on 14-02-2025 and secured a sanction for ₹25,00,000/-. However, during the legal scrutiny by the bank, it was discovered that the venture was in the name of one Mrs. Rizwana Begum. The bank officials requested the link documents establishing the relationship between Mrs. Rizwana Begum and Sri Venkateshwara Infra Developers. After several reminders and persistent follow-ups by the Complainant, the developers informed him that the agreement between them and the landowner had been cancelled.

7. It was stated that a copy of the Cancellation of Agreement of Sale dated 30-04-2025 was served to the Complainant on the developer's letterhead. Following this, the developers issued a refund Cheque bearing No. 463539 for an amount of ₹10,00,000/-, dated 14-06-2025, drawn on SBI Bank in favor of the Complainant, with instructions to present the said cheque on its date for honoring.

8. The Complainant submitted that on 18-06-2025, he presented the said Cheque bearing No. 463539 dated 14-06-2025 with his banker, SBI, MC-TB Branch. However, the same was returned unpaid on 19-06-2025, with the reason stated as "Dishonored."

***B. Interim Relief Sought***

9. Accordingly, the Complainant sought the following interim relief:

- i. Request to issue an interim order to stop further sales of the Developers as the promoter are not registered under RERA and continuing the false presentation to the other intended buyers also.*

10. This Authority notes, from the averments made in the Complaint and the documents placed on record, that the project titled "SVIDs Dream Town", situated at Kothalapur Village, Sangareddy Mandal and District, Telangana, in Survey Nos. 18/P, 29/P, and 30/P, bearing L.P. No. 000049/LO/PLG/HMDA/2023, has been and continues to be advertised, marketed, offered for sale, and sold by the Respondents without obtaining mandatory registration under the Real Estate (Regulation and Development) Act, 2016. Such acts, if true, prima facie attract the embargo contained under Section 3 of the Act, which unequivocally prohibits any promoter from advertising, marketing, booking, selling, or offering for sale any plot, apartment, or building in a real estate project without prior registration with the Real Estate Regulatory Authority.

11. Upon a prima facie satisfaction that the statutory mandate under Section 3 of the RE(R&D) Act appears to have been violated, this Authority had issued a Show Cause Notice dated 11.08.2025 to Respondent Nos. 1 to 3, calling upon them to explain their conduct and to place on record material evidencing compliance with the provisions of the Act. However, despite due service of the said Show Cause Notice, the Respondents have failed to submit any reply or explanation whatsoever till date, nor have they produced any document to demonstrate registration of the project or adherence to the statutory requirements under the RE(R&D) Act.

12. In these circumstances, this Authority is of the considered view that a prima facie case of continued statutory violation is made out. Without expressing any opinion on the merits of the allegations raised in the Complaint, and keeping in view the object and purpose of the Real Estate (Regulation and Development) Act, 2016, particularly the need to curb unregulated real estate activity and to safeguard the interests of prospective allottees, this Authority deems it

necessary to invoke its interim jurisdiction to prevent further prejudice being caused to the public at large.

13. Accordingly, in exercise of the powers conferred under the Real Estate (Regulation and Development) Act, 2016, this Authority hereby passes the following ***INTERIM ORDER:***

- i. The Respondents/Developers are hereby restrained, with immediate effect, from advertising, marketing, booking, selling, or offering for sale, or inviting applications for purchase in any manner whatsoever, in respect of the project "SVIDs Dream Town," as contemplated under Section 3 of the Real Estate (Regulation and Development) Act, 2016, until further orders of this Authority.*

14. The Respondents are further directed to submit their detailed reply to the Show Cause Notice dated 11.08.2025, explaining, inter alia, why the subject project has not been registered with this Authority and why action should not be initiated under Section 59 of the Real Estate (Regulation and Development) Act, 2016 for violation of the provisions of Sections 3 and 4 of the said Act. The said reply shall be filed within a period of seven (7) days from the date of this Order.

15. In the event of failure to submit the reply within the stipulated time, this Authority shall proceed to initiate action under Section 59 of the Real Estate (Regulation and Development) Act, 2016, strictly in accordance with law, without any further notice to the Respondents. This Authority further makes it clear that such continued non-compliance shall be treated as willful default, and the Respondents shall be proceeded against as defaulters for persistent violation of the provisions of the RE(R&D) Act and for deliberate non-cooperation with the proceedings before this Authority, for the purposes of regulatory action under the Real Estate (Regulation and Development) Act, 2016

16. It is expressly noted that the Respondents have repeatedly failed to participate in the proceedings, despite being afforded multiple opportunities, and have neither treated the proceedings with the seriousness mandated by law nor placed any response on record till date. The appearance made at the fourth hearing stage, followed by continued non-compliance and non-filing of reply, reflects a callous and evasive approach towards statutory obligations and the proceedings before this Authority.

17. Accordingly, this direction shall be treated as a final opportunity to the Respondents to present their case before this Authority. Any further default shall constrain this Authority to

proceed with stringent action under the provisions of the Real Estate (Regulation and Development) Act, 2016, without indulgence or leniency.

18. The case is listed for further hearing on 26.02.26.

**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**

