

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

Dated: 7th April, 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. 130 of 2026

1. Gedela Ravikumar

2. Muttha Mohana Lakshmi

... Complainants

Versus

1. Pranith Koncepts Private Limited

Rep. by its Authorised signatory, Panchangam Nivarthi Suresh

2. Pranith Koncepts Private Limited

Rep. by its Company Director, Panchangam Nivarthi Pranith

3. D Anupama Priyadarshini (Public relationship Manager)

... Respondents

Complaint No. 131 of 2026

Kuteddula Vijaya

... Complainant

Versus

1. Pranith Koncepts Private Limited

Rep. by its Authorised signatory, Panchangam Nivarthi Suresh

2. Pranith Koncepts Private Limited

Rep. by its Company Director, Panchangam Nivarthi Pranith

3. D Anupama Priyadarshini (Public relationship Manager)

... Respondents

Complaint No. 132 of 2026

GV Venkata Vara Prasad

... Complainant

Versus

1. Pranith Koncepts Private Limited

Rep. by its Authorised signatory, Panchangam Nivarthi Suresh

2. Pranith Koncepts Private Limited

Rep. by its Company Director, Panchangam Nivarthi Pranith

3. D Anupama Priyadarshini (Public relationship Manager)

... Respondents

The present set of Complaints have been filed under Section 31 of the Real Estate (Regulation and 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”).

2. The present set of Complaints have been filed by the Complainant under Section 31 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as “the Act”), read with the applicable Rules, complaining of the failure and deficiency on the part of the Respondent, namely Pranith Concepts Private Limited, in completing the construction, executing registration, and handing over possession of Flat Nos. C203, D201 and D203, in the project “PRANITH KONCEPTS AMBIANCE”, despite having received the sale consideration from the Complainants as per the Agreements of Sale. Since the Complaints herein arise from a similar cause of action, seek identical relief against the same respondents, and involve common questions of fact and law, they are hereby clubbed together for the purpose of convenience and efficient adjudication.

Accordingly, the following **COMMON ORDER** is passed.

3. The Complainants and Respondents in CC. No. 131/2026 entered into an Agreement of Sale dated 30.07.2022, wherein the Complainant was allotted Flat No. C203, in Block-C of the project “Pranith Concepts Ambiance” located at Survey No. 181/Part, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Telangana, and the Complainant has paid the total sale consideration of Rs. 32,38,500/-. The Complainant submitted that, however, it later came to light that the flat allotted to the Complainant is a mortgaged property and that till date, the Occupancy Certificate has not been obtained. That the flat has neither been cleared of the mortgage nor registered in the Complainant’s name.

4. The Complainants and Respondents in CC. No. 130/2026 entered into an Agreement of Sale dated 19.07.2022, wherein the Complainant was allotted Flat No. D201, in Block-D of the project “Pranith Concepts Ambiance,” located at Survey No. 181/Part, Puppalguda Village, Gandipet Mandal, Ranga Reddy District, Telangana, and the Complainant has paid the total sale consideration of Rs. 37,00,000/-. The Complainant submitted that however, the flat allotted to the Complainant was found to be a mortgaged property. and that till date, the Occupancy Certificate has not been obtained. That the flat has neither been cleared of the mortgage nor registered in the Complainant’s name.

5. The Complainants and Respondents in CC. No. 132/2026 entered into an Agreement of Sale dated 11.04.2023, wherein the Complainant was allotted Flat No. D203, in Block-D of the project “Pranith Concepts Ambiance,” located at Survey No. 181/Part, Puppalguda Village,

Gandipet Mandal, Ranga Reddy District, Telangana, and the Complainant has paid Rs. 33,16,500/- out of the total sale consideration of Rs. 66,33,000/-. The Complainant submitted that the Respondent had entered into a supplementary agreement dated 12-09-2023 with third parties, after the execution of the original Agreement of Sale, and the same created confusion regarding ownership of Flat No. D203.

6. It is the specific case of the Complainants herein is that despite payment of entire sale consideration and repeated requests, the Respondents have neither completed the construction of the subject flats nor proceeded with its registrations.

7. Pending final disposal of the Complaint, the Complainant has sought the following interim relief:

i. To direct the Respondents to restrain from selling, marketing, booking, allotting, transferring, or creating any rights or interests in favour of any new purchaser or third party in respect of Flat No. C203 in CC. No. 131/2026, Flat No. D201 in CC. No. 130/2026 and Flat No. D203 in CC. No. 132/2026, while continuing construction, statutory compliances, mortgage clearance and efforts to obtain occupancy certificate without interruption.

8. The present matter was taken up for hearing before this Authority on 07.04.2026, wherein the Complainants were present and submitted that they have apprehension about third-party alienation with respect to the subject flats. Having heard the same, this Authority is of the view that with the Respondent's obligations still outstanding, the Complainants' rights over the said flats remain unsecured, rendering their apprehension about potential third-party alienation justifiable, making it appropriate to grant interim protection and accordingly directed that no third-party interest shall be created in respect of the subject flats.

9. Therefore, upon examining the material available on record, and having regard to the facts and circumstances of the case, and in exercise of the powers vested in this Authority under Section 36 of the Real Estate (Regulation and Development) Act, 2016, this Authority is of the considered view that a prima facie case is made out for grant of interim protection. Accordingly, the following interim direction is hereby issued:

“The Respondent is hereby restrained from alienating, registering, encumbering, or creating any third-party interest whatsoever in respect of Flat Nos. C203 in block ‘C’, D201 and D203 in block ‘D’ within the "Pranith Koncepts Ambiance" project as

specified respectively in CC. Nos. 131/2026, 130/2026, 132/2026 and this interim order shall remain in force until further orders.”

10. The matters are posted for further hearing on 28.04.2026.

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

