

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

Complaint No. 37/2025/TG RERA (Penalty Order)

Dated: 9th 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

Mrs. Maheshwaram Padma
W/o Maheshwaram Venkatesh
H. No. 6-69-6/103,
KMG Sai Towers, Manikya Nagar,
Chintal, HMT Township, Tirumalagiri,
Hyderabad-502032)

... Complainant

Versus

1. M/s. Bhuvanteza Infra Project Pvt. Ltd.,
*Flat No.201, Second Floor, Lumbini Amrutha
Chambers, Nagarjuna Circle,
Road No.3, Banjara Hills, Hyderabad-500082*

2. M/s. Green Metro Infratech and Projects Pvt. Ltd
*C/o-M/S Green Metro Infratech & Projects Pvt Ltd
H.No. 8-2-293/82/A/787, 3rd Floor Apurupa Turbo,
Road No.36, Near Croma, Jubilee Hills Hyderabad-500033*

3. M/s. Tulasi Constructions
*C/o Green Metro Infratech & Projects Pvt. Ltd.
H.No.8-2-293/82/A/787, Plot No.787,
3rd Floor, Apurupa Turbo, Road No.36,
Near Croma, SBI Colony, Jubilee Hills,
Hyderabad, Telangana-500033*

... Respondents

The above-numbered complaint was 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 "Tulasi Lake Front"(5th Block) situated at Suraram, Quthbullapur mandal, Medchal-Malkajgiri District. Upon adjudication of the said complaint, this Authority, after examining the pleadings, documents, and material placed on record, has passed orders dated: 01.12.2025 in CC No.37/2025 holding that the Respondent No.1 had committed statutory violations, including allotment of a unit without having legal entitlement,

misrepresenting himself as promoter/owner, collecting amounts without authority , unauthorized collection of monies, and involved in unfair trade practices, thereby contravening the provisions of the Real Estate (Regulation and Development) Act, 2016.

2. The findings of the Authority vide orders dated: 01.12.2025 in CC No.37/2025, are as follows:

Further, Respondent No.1's actions:

a) allotting a unit without having legal entitlement

b) misrepresenting himself as promoter/owner;

c) collecting amounts without authority, and

d) conducting business in total disregard of the RE(R&D) Act, 2016.

e) constitute grave violations amounting to unfair trade practices and misrepresentation.

Accordingly, this Authority finds Respondent No.1 in violation of the provisions of the Act, and hereby directs the Secretary, Telangana RERA, to initiate proceedings for imposition of penalty under Section 38, read with Section 61 of the RE(R&D) Act, 2016, with the approval of the Authority.

Directions of the Authority:

3. In light of the findings recorded above and in exercise of the powers vested under Section 37 & 38 of the RE (R&D) Act, 2016, this Authority passes the following directions:

- i. For violation of provisions of the Real Estate (Regulation and Development) Act, 2016, on account of allotment of a unit without having legal entitlement, misrepresenting himself as promoter/owner, collection of monies without legal authority, and engaging in unfair trade practices, Respondent No. 1 is held liable for imposition of penalty under section 38 read with the sections 61 of the said RE(R&D) Act,2016. Accordingly, Respondent No. 1 is hereby directed to pay a penalty of Rs.21,89,436/-(Rupees Twenty-One Lakhs Eighty-Nine Thousand Four Hundred and Thirty-Six only) within thirty (30) days from the date of receipt of this Order, in favour of the Telangana RERA Fund, either by way of Demand Draft or through online transfer to Account No. 50100595798191, HDFC Bank, IFSC Code: HDFC0007036.

- ii. The Respondent No.1 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, without any further notice.

Sd/-
Sri K. Srinivasa Rao,
Hon'ble Member,
TG RERA

Sd/-
Sri Laxminarayana Jannu,
Hon'ble Member,
TG RERA

Sd/-
Dr. N. Satyanarayana, IAS (Retd.),
Hon'ble Chairperson,
TG RERA

