

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

Complaint No. 297/2024/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

Smt. T. Usha Rani

*H.No.48-579/1, Ground Floor,
Ganesh Nagar, Near Ramalayam,
Chintal, Quthbullapur Mandal,
Medchal-Malkajgiri District,
Hyderabad, Telangana-500054.*

... Complainant

Versus

1. 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*

2. M/s. Bhuvanteza Infra Project Pvt. Ltd.,

*Flat No.201, Second Floor, Lumbini Amrutha
Chambers, Nagarjuna Circle,
Road No.3, Banjara Hills, Hyderabad-500082*

3. 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*

... 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" situated at Suraram, Qututbullapur 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.297/2024 holding that the Respondent No.2 had committed statutory violations, including allotment of a unit in an unregistered block, misrepresentation as promoter/owner, 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.297/2024, are as follows:

“This Authority notes that similar violations by Respondent No.2 have been dealt with earlier. In Complaint No. 264 of 2024, this Authority declared Respondent No.2 a ‘defaulter’ in both its capacity as a ‘Promoter’ and as an ‘Agent’.”As a consequence, the Respondent shall be prohibited from undertaking, advertising, marketing, booking, selling, or registering any new real estate project or acting as a real estate agent within the jurisdiction of this Authority until such time as all existing dues, refunds, interest, penalties, and regulatory compliances are fully discharged to the satisfaction of this Authority.

Notably, Block 25, from which Respondent No.2 purported to allot a unit, is not a registered block under the project. Having no legal right, title, or authority over the said block, Respondent No.2 could not have allotted any unit therein. Allotting or selling units in an unregistered project component is a serious violation of the Act. In the present proceedings, Respondent No.2 has also expressed willingness to settle the relief claimed by the Complainant. Since the Complainant seeks refund, Respondent No.2 is directed to forthwith honour the settlement and discharge, without delay, all amounts lawfully due.

Accordingly, in exercise of powers under Section 18(1) of the RE(R&D) Act, 2016, this Authority holds that Respondent No.2 is liable to refund the entire sale consideration received from the Complainant, along with interest at the rate of the current highest marginal cost of lending rate of the State Bank of India (8.75%) plus 2%, aggregating to 10.75% per annum. Interest shall accrue from the date of execution of the Agreement of Sale, i.e., 09.01.2021, until the actual date of realization.

Further, Respondent No.2’s actions:

a) allotting a unit in an unregistered block,

- 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.2 in violation of the provisions of the Act.”

Directions of the Authority:

3. In light of the findings recorded above and in exercise of the powers vested under Section 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 in an unregistered block, misrepresentation as promoter/owner, collection of monies without lawful authority, and engaging in unfair trade practices, Respondent No. 2 is held liable for imposition of penalty under Sections 61 of the said RE(R&D) Act,2016. Accordingly, Respondent No. 2 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.2 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