

**TELANGANA REAL ESTATE APPELLATE TRIBUNAL,
Krishna Hostel, Ground floor, Dr. MCHRD Institute, Road no. 25,
Jubilee Hills, Hyderabad, 500033.**

PRESENT : Hon'ble Justice Sri.A.Santhosh Reddy, Chairperson.
Hon'ble Sri P.Pradeep Kumar Reddy, Judicial Member.

THURSDAY, THE ELEVENTH DAY OF JUNE, 2026

**I.A.No.2/2026 in T.A.No.57/2026
against order in
Complaint no.38/2025/TG RERA.**

Between:

1.M/s. Ayyanna Infra Private Limited
Plot No. 350, Street no. 8, Kakatiya Hills,
Madhapur, Hyderabad – 500081
(Represented by Sri. Purlashetty Sreedhar, Managing Director)

2.Sri. Puralasetty Sreedhar
Managing Director of M/s.Ayyanna Infra Private Limited.
Villa No. 9, Phase-I, Kamalapuri Colony,
Srinagar Colony, Hyderabad.

... Petitioners/
Appellants/
Respondent nos. 1 & 2

And

1.Smt. Adi Vanaja, W/o Dr. Adi Mohan Rao
R/o. Villa No.8, Aditya Impress Park,
Shaikpet Nallah, Toli Chowki,
Hyderabad-500081.

... Respondent/
Respondent no.1/
Complainant

2. Smt. G. Suma, W/o GVR Surendra
R/o. 10830, Barbadosisle Dr., Tampa,
FL 33467, 8368, USA,
presently staying in Hyderabad.

3. Smt. Vaniambadi Srinivasan Hemalatha
R/o. 1708, Pegausus B Wing, Meenakshi Sky Lounge,
Hitex Road, Kondapur, Hyderabad -500084.

4. Sri. Kaza Kalyan Chakravarthy,
R/o. Flat No. 201, Sai Kiran Deluxe Apartments,
Srinagar Colony, Hyderabad- 500073

5. Smt. Vijaya Sri Gajarapu
R/o. 3-6-594/402, Sarada Gopalan Apartments,
Street No. 8, Himayat Nagar, Hyderabad -500029

6. Sri. Kedari Suryanarayana, S/o K. Satyanarayana
R/o. House No. 1-8-425, Chikkadpally,
Hyderabad- 500020

7. Smt. K. Laxmi, W/o K. Ramesh Kumar
R/o. H.No. 1-8-435, Chikkadpally,
Hyderabad – 500020

8. Sri.Chittineni Venkata Srinivasa Rao
S/o Chittneni Koteswar Rao
R/o #5 IIBourke Street, Barton, ACT, Australia

9. State Bank of India, SME Branch
Yellareddyguda, Srinagar Colony,
Khairatabad, Hyderabad, Telangana-500073

...Respondents/
Respondent nos.2 to9
Respondent nos.3 to 10

Counsel for the Appellant : M/s.N.Naveen Kumar

Order:

This petition is filed under order XXXIX Rule 1 & 2 r/w.Sec.151 CPC praying to grant stay of the operation and execution of the impugned order dated 31.3.2026, including the direction to register a sale deed within 45 days, the direction to complete and hand over flat No.801, the direction to procure release of the mortgage held by State Bank of India, the direction for initiation of penal action and all consequential steps including any coercive action pursuant to the legal notice dt.2.5.2026, failing which the appeal would be rendered infructuous.

Heard learned counsel for the petitioners/appellants. He contended that the appeal becomes infructuous if the Sale Deed is executed within 45 days from the date of impugned order and as such the operation of impugned order shall be stayed till the disposal of the appeal.

We could see considerable force and reasonability in the contention raised by the learned counsel for the petitioners/appellants. The appeal becomes infructuous if the operation of impugned order is not stayed.

Therefore, the notice of this petition is dispensed with as the delay in serving notice would defeat the justice. Hence this Tribunal feels that it is a fit case where notice of the petition is to be dispensed with to the respondents and appropriate order shall be passed.

Therefore, the operation of impugned order dt.31.3.2026 in Complaint No.38/2025 is stayed as prayed for till the next date of hearing.

Registry is directed to comply Section 44(4) of RE (R & D) Act, 2016 and transmit this order to counsel for the appellant and also to the respondents.

Call on 15.7.2026 at 11.00 a.m.

Sd/-

CHAIRPERSON

Sd/-

MEMBER(J)

