

**BEFORE THE TELANGANA STATE REAL ESTATE REGULATORY  
AUTHORITY, HYDERABAD**

FRIDAY, THE 19<sup>th</sup> DAY OF SEPTEMBER TWO THOUSAND TWENTY  
THREE

**Complaint No.14/2023/TSRERA**

Between :

Sri. Suryanaryana and (58) others ..... Complainants

And

1. M/s Jayathri Infrastructures Rep.by  
Sri. Kakarla Srinivas and

2. M/s AGS Srinivasam,  
16-11-11/3/1, Saleem Nagar colony,  
Malakpet Extension, Malakpet, Hyderabad. .... Respondents

**Quorum:** Dr.N.Satyanarayana, Hon'ble Chairperson  
Sri.Laxminarayana Jannu, Hon'ble Member  
Sri.K.Srinivasa Rao, Hon'ble Member

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This case has come up for hearing on 19.09.2023 and the respondents called absent and there was no representation. After considering the issue the Authority passed the following order.

**ORDER**

This is a case of violation of provisions under section 3(1) of the Telangana State Real Estate (Regulation & Development) Act, 2016 (herein after called 'the Act') by the respondent i.e. M/s Jayathri Infrastructures Rep.by Sri. Kakarla Srinivas.

2. The complainant, Sri. Suryanaryana and (58) others have filed a complaint against the four projects of M/s Jayathri Infrastructures Rep.by Sri.Kakarla Srinivas. In the said complaints, amongst four projects only

two have been registered under TS RERA. It is also revealed that M/s AGS Projects Pvt. Ltd., which is also related to Kakarla Srinivas involved in advertising and selling the flats without registering the project with RERA.

3. In the above matter, the Authority has issued a show notice dt: 28.08.2023 to the respondent M/s AGS Projects Pvt. Ltd., to submit explanation within (7) days from the date of receipt of the notice as to why the Authority shall not levy penalty under section 59/60 of the Act for violating the section 3(1) & 4(1) of the Act. But the respondent failed to offer any explanation. Thereafter another notice dt.11.08.2023 was issued directing the respondent to appear and submit reply / counter on 22.09.2023. On 22.09.2023 the respondents failed to appear before the Authority and file any reply with relevant documents and there was no representation on their behalf.

4. Therefore, it is considered that the respondents have contravened the provisions of section 3(1) & 4(1) of the Act, in respect of the project at Kolluru, Patancheruvu, Sangareddy dist., Telangana, wherein they offered for sale of the villas, without registration of the project with TS RERA. Thereby, violated the provisions of section 3(1) of the Act.

5. Accordingly, the Respondents viz. M/s AGS Projects Pvt. Ltd. is imposed a penalty of **Rs.50,00,000/-** (Rupees fifty lakhs only) and directed to pay the same in favour of TS RERA funds through Demand Draft or online payment to A/c. No. 50100595798191, HDFC Bank, IFSC code: HDFC0007036 under section 59(1) of RE(R&D) Act, 2016 within (15) days from the date of receipt of this order. Failing which necessary steps will be taken under section 59(2) of the Act.

6. This order lies to appeal before the T.S. Real Estate Appellate Tribunal. The Govt. Vide G.O.Ms.No.8, MA&UD (Plg.III(1)), Dept., dated:11.01.2017, designated the Telangana State Value added Tax Appellate Tribunal as TS Real Estate Appellate Tribunal to manage the affairs under RE (R&D) Act till the regular Tribunal is established.

Dated this the 15<sup>th</sup> day of September 2023.

Sd/-

Sri.Laxminarayana Jannu, Hon'ble Member

Sd/-

Sri.K.Srinivasa Rao, Hon'ble Member

Sd/-

Sri. Dr. N.Satyanarayana, Hon'ble Chairman