

GOVERNMENT OF TELANGANA
TELANGANA STATE REAL ESTATE REGULATORY AUTHORITY,
HYDERABAD
PENALTY ORDER
[Sec.59/60 of the RE (R&D) Act-2016]
No.C/778/2024/TGRERA, Dt: 05.10.2024

1. It has come to the notice of this Authority that the Promoter / Owner / Developer viz M/s Janapriya Holdings, Advertised/ Marketed/ booked and offered for sale the plots in the project at "Olive County", situated in Sy.No. 228 and 229 of Srirangavaram Village, Medchal Mandal, Medchal -Malkajgiri District, Telangana without registering the project with TG RERA.
2. Accordingly, the Authority has issued show notice U/s 59/60 of RE(R&D) Act, 2016 vide No.778/PRO/2024/TGRERA, dt:05.06.2024 to M/s Janapriya Olive County to reply as to why this Authority shall not levy the penalty under section 59/60 of the RE(R&D) Act-2016.
3. The Representative of the M/s Janapriya Holdings has submitted that all their Janapriya Projects are registered with this Authority and more particularly, their upcoming project "Janapriya Olive County" (open layout), Srirangavaram Village, Medchal Mandal, Medchal - Malkajgiri District, Telangana, being approved by Local Body and HMDA, they also made an application with this Authority for registration under RERA Act 2016, vide application No. REA02200083590, dated.22.06.2024.
4. Further they submitted that, they have not promoted; advertised; marketed or invited any bookings or indulged in any manner offering to sale any plot in the said venture since registration under The Real Estate Regulation and Development Act 2016 is due and awaited.
5. Further, the website only discloses the information that "Janapriya Olive County" Srirangavaram Village, Medchal Mandal, Medchal - Malkajgiri District, Telangana is their upcoming project and no promotion or sale offer was displayed on any of our websites.
6. However the complainant has filed a broacher marketed by Janapriya Holdings with all the details of the project clearly shows that promoters are engaging in marketing/Advertising of their project "Janapriya Olive County" situated in Sy.No. 228 and 229 of Srirangavaram Village, Medchal Mandal, Medchal -Malkajgiri District without the registration with TGRERA
7. Therefore, it is construed that M/s Janapriya Olive County, has contravened section 3(1) & 4(1) of RE (R&D) Act, 2016, by Advertising/ marketing/selling units without registering the project with TG RERA disobeying to the directions of the Authority and hence the developer is liable for a penalty of Rs.20,89,087/- (Rupees Twenty Lakhs Eighty Nine Thousand and Eighty Seven Only) and directed to pay the same in favour of TG 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 notice, Failing which necessary steps will be taken under section 59(2) of RE(R&D) Act, 2016.

Sd/-
SECRETARY
TG RERA

To

M/s Janapriya Olive County, Keerthi & Pride Towers, Head Office, 5th Floor,
Janapriya Ventures.Road No.2, Opp: Rainbow Hospital,Banjara Hills, Hyderabad.