

GOVERNMENT OF TELANGANA
TELANGANA STATE REAL ESTATE REGULATORY AUTHORITY, HYDERABAD
PENALTY ORDER
[Sec.59/60 of the RE (R&D) Act-2016]
No.C/1651/2024/TGRERA, Dt:5.10.2024

1. It has come to the notice of this Authority that the Promoter / Owner / Developer viz M/s Praneeta Developers & TAG Projects, Advertised/ Marketed/ booked and offered for sale the plots in the project at "The Patio", situated in Sy. No.76, 79, 81, 86 and 87 of Mokila Village, Shankarpally Mandal, Ranga Reddy 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.1651/2023/TGRERA, dt:12.02.2024 and 06.08.2024 to M/s Praneeta Developers & TAG Projects 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 Praneeta Developers TAG Projects has submitted that, For Survey Nos. 66, 76 & 79 they do not hold any property rights over these survey numbers. The land in these survey numbers has been under the occupation of Mokila Thanda villagers for the past 80 Years, and it is currently used for agricultural Purposes. There has been no development activity undertaken in these areas by our company and Survey Nos 85 and 87 they have acquired these lands in Mokila Village in recent years with the intent to develop them. However, as of now, no development activities have commenced on these parcels of land. We have applied for development permission from HMDA, as per File No. 061622/SKP/LT/U6/HMDA/01082023, dated 01.08.2023. As we have not yet received the required approvals from HMDA, no development or promotional activities related to "The Patio Villas project have been undertaken.
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 "Praneeta Developers TAG Projects" of Mokila Village, Shankarpally Mandal, Ranga Reddy 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 Praneeta Developers & TAG Projects with all the details of the project clearly shows that promoters are engaging in marketing/Advertising of their project "The Patio" situated in Sy.No. 76, 79, 81, 86 and 87 of Mokila Village, Shankarpally Mandal, Ranga Reddy District, without the registration with TGRERA.
7. Therefore, it is construed that M/s Praneeta Developers TAG Projects, 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.37,03,277/- (Rupees Thirty Seven Lakhs Three Thousand Two Hundred and Seventy Seven) 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 Praneeta Developers TAG Project, Plot No. 91/92/93, Lumbani Avenue, Flat No. 202, Vasu Heights, Behind PVR Preston Prime, Gachibowli, Hyderabad -500 032.