

THE TELANGANA REAL ESTATE REGULATORY AUTHORITY
DTCP Building, Ground Floor, 640,
AC Guards, Masab Tank, Opp: PTI Building, Hyderabad.
(Proceedings issued under the provisions of Real Estate(Regulation and Development) Act, 2016)

Proc.No.D6/954/ 2025/TG RERA

Dated: 14 .08.2026

Sub: - TGRERA- Registration of Project namely “Arna” situated in Sy.No.295 of Mallampet Village of Dundigal Gandimysamma Mandal in Medchal Malkajgiri District –Registration granted under Section 5 of Telangana Real Estate (Regulation and Development) Act, 2016 –Orders issued – Regarding.

- Ref: 1. Application No.RAO2200108132 filed on 13.05.2026.
2. Petition dated 25.05.2026 filed by Sri Inturi Ramesh.
3. Reply dated: 14.07.2026, 28.07.2026 and 12.08.2026 filed by M/s Aspire Space Infra LLP” represented by its Managing partner Sri TV Narsimha Goud.
4. Note Orders of the Hon’ble Authority dated: 13.08.2026.

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Vide reference 1st read above, *M/s Aspire Space Infra LLP*, represented by its Managing Partner Sri T.V. Narsimha Goud, filed online Application No. RA022001081322 under Section 4 of the Real Estate (Regulation and Development) Act, 2016 seeking registration of the project “Arna” situated in Sy.No.295 of Mallampet Village, Dundigal Gandimaisamma Mandal, Medchal Malkajgiri District.

2. Sri Inturi Ramesh, vide reference 2nd read above, filed petition objecting the registration of the project stating that the legality of title, possession, and permissions granted in respect of land in Sy.No.295 of Mallampet Village, Dundigal Gandimaisamma Mandal, Medchal Malkajgiri District, is pending adjudication before the Hon’ble High Court of Telangana in W.P.No.16687 of 2026. The Hon’ble High Court, by order dated 15.05.2026, directed maintenance of *status quo* until further orders. Accordingly, he requested this Authority not to grant registration of the project proposed by *M/s Aspire Space Infra LLP* in the aforesaid land until disposal of W.P.No.16687 of 2026, so as to prevent creation of third-party rights.

3. Upon due consideration of the objections and the pendency of W.P. No. 16687 of 2026, this Authority issued Show Cause Notice No. D6/954/2026 dated 29.05.2026 to the promoter, calling written explanation on the contentions of the above mentioned petition.

4. In response, the promoter, *M/s Aspire Space Infra LLP*, represented by its Managing Partner Sri T.V. Narasimha Reddy, submitted detailed replies vide reference 3rd read above,

denying the allegations and praying that the Show Cause Notice be dropped and registration be granted.

5. In addition, the promoter has filed a solemn undertaking before this Authority affirming that he shall take complete, absolute, and unreserved responsibility for the final outcome of the pending litigations and any subsequent appeals arising therefrom. He has further undertaken that, in the event of any adverse final judicial determination, the promoter alone shall bear the legal and financial consequences, thereby safeguarding the interests of the allottees in accordance with law. The promoter has accordingly requested that registration be granted, submitting that there exists no subsisting legal bar restraining this Authority from considering the application.

6. Further, the promoter was afforded an opportunity of personal hearing on 04.06.2026, 22.06.2026, and 04.08.2026. During the said hearings, the promoter reiterated the submissions made in his written reply, reaffirmed his commitment to abide by the outcome of the proceedings pending before the Hon'ble High Court, reiterated the undertaking already furnished, and prayed for grant of registration.

7. The Authority carefully examined the matter in the light of the scheme and provisions of the Real Estate (Regulation and Development) Act, 2016. It is observed by the Authority that Section 4(2)(b) of the Act expressly requires the promoter to disclose the details of cases pending in respect of projects launched by it, while Section 4(2)(l) requires disclosure of the promoter's legal title to the project land and the encumbrances, if any. The statutory scheme thus clearly contemplates the existence of pending litigation and provides for its disclosure as part of the registration process. Pendency of litigation, by itself, cannot therefore be treated as a bar to registration.

8. Having regard to the foregoing discussion, and upon examination of the application, the replies, the undertaking and the material placed on record, the Authority was satisfied that the requirements under Section 4 of the Act have been substantially complied with. Accordingly, the Authority in its exercise of the powers conferred under Section 5 of the Real Estate (Regulation and Development) Act, 2016, granted conditional registration of the real estate project "Arna" situated in Survey No. 295 of Mallampet Village, Dundigal Gandimaisamma Mandal, Medchal-Malkajgiri District granted, subject to the following conditions:

- a) The pendency of W.P. No. 16687 of 2026, W.P. No. 17079 of 2026 and any other connected cases/pending proceedings shall be prominently, unequivocally and continuously disclosed to all prospective allottees.
 - b) Such disclosure shall be displayed on the project webpage maintained on the TG RERA portal, on the promoter's official website, in the brochure/prospectus of the project, in the booking application form, in the Agreement for Sale, in the Sale Deed, and in all other promotional and advertising material, including advertisements disseminated through social media or any other mode of communication.
 - c) The disclosure shall be made in a clear and conspicuous manner so as to ensure that every prospective allottee enters into the transaction with full knowledge of the pending litigation;
 - d) The promoter shall remain bound by the undertaking already furnished and by every interim or final order that may be passed by the Hon'ble High Court in the pending writ petitions and connected matters. In the event of any adverse final order, the promoter alone shall be liable for all legal and financial consequences, and no claim or liability shall be fastened upon TG RERA by reason of the grant of the present registration.
 - e) The Registration Certificate in Form C will be issued by this Authority indicating the litigation pending before the Hon'ble High Court.
9. The promoter should note that the registration hereby granted is conditional and liable to be revoked or modified under Section 7 of the Real Estate (Regulation and Development) Act, 2016, in the event of any breach of the above conditions or of any other provision of the Act, the Rules, or the Regulations, It is further clarified that the registration shall also be subject to the outcome of the pending litigations before the Hon'ble High Court, and any directions or orders that may be passed therein.

(By Order of the Hon'ble Authority)


Secretary

TGRERA

To

M/s Aspire Spaces Infra LLP, represented by its Managing Partner Sri T.V. Narasimha Reddy,