BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY
[Under the Real Estate (Regulation and Development) Act, 2016]
Complaint No.444/2025
13th Day of October 2025

Coram: **Dr. N. Satyanarayana, IAS (Retd.), Hon'ble Chairperson**
Sri K. Srinivasa Rao, Hon'ble Member
Sri Laxmi Narayana Jannu, Hon'ble Member

K. Jyothi Prasad Kosaraju
(Plot No. 854-D, Road No.44, Jubilee Hills, Hyderabad) ***… Complainant***

M/s Jubilee Hills Co-Operative House Building Society Ltd
(R*ep. by its President, Sri B Ravindranath, Road No.17-A, Jubilee Hills, Hyderabad -500171)*
…Respondent

The present matters filed by the Complainants herein came up for hearing on 29.08.2025 before this Authority in the presence of the Respondent through its Counsel Sri C.V.R. Rudra Prasad, and their Associate Advocates, and none appeared on behalf of the Complainant. Further, this Authority passes the present **ORDER:**

2. The present Complaint in the prescribed proforma has been filed by the Complainant under Section 31 of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as the "RE(R&D) Act, 2016") read with Rule 34(1) of the Telangana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred to as the "Rules") against the Respondent in addition to the earlier complaint filed by him on 28.01.2025 before this Authority.

3. On the basis of said earlier petition of 28.01.2025 filed by the complainant Sri K. Jyothi Prasad, before this Authority, alleging that the Respondent herein was advertising, marketing, selling and inviting prospective buyers to purchase flats in its project, "Jubilee Hills Phase-IV", situated at Manchirevula, Gandipet Mandal, Ranga Reddy District, without registering the said project with TG RERA and as such requested this Authority to take necessary action against the Respondent as per provisions of the RE(R&D) Act, 2016.

4. On that this Authority has initiated Suo-motu proceedings against the Respondent, in exercise of powers conferred under Section 35(1) of the RE(R&D) Act, 2016, by issuing Show Cause Notice dated 07.02.2025, in response the Respondent has filed counter raising several

contentions Thereafter, during course of hearing, arguments advanced on behalf of both parties were heard. After having heard the arguments and taking into consideration the allegations and pleas taken by the Petitioner/ Complainant in his earlier petition and so also the contentions and the pleas raised by the Respondent in its counter, this Authority held that the Respondent has contravened the provisions of Section 3 & 4 of the RE(R&D) Act, 2016 for non-registration of the project i.e., "Jubilee Hills Phase – IV", and as such this Authority has imposed penalty of Rs. 18,51,255/- (Rupees Eighteen Lakhs and Fifty-one thousand and two hundred and fifty-five rupees) against Respondent herein for contravention of Section 3 and 4 of the RE(R&D) Act, 2016 under Sections 59 & 60 respectively of the RE(R&D) Act, 2016 and has also directed the Respondent not to advertise, market, book, sell or invite persons to purchase any unit in the project "Jubilee Hills Phase- IV", vide orders in Suo-motu Case dated: 08.09.2025.

5. The subject matter of the above-said Suo-motu case and the present Form-M complaint filed by the Complainant are one and the same. Further, the reliefs sought for in the present complaint were already granted in the above-mentioned Suo-motu case, except to the extent of directing the Respondent to return the money to the public from whom the Respondent had collected. Since the Complainant is neither an allottee nor an aggrieved person, this Authority is of the opinion that he has no locus standi to seek such refund of the amount to the public without the consent of the respective individuals, and hence the same is rejected. No further relief of imposing of penalty for the same contravention of provisions of the RE(R&D) Act, 2016 pleaded in this complaint required to be imposed against the Respondent, otherwise it will amount to double jeopardy.

6. Therefore, the present complaint is closed as infructuous and clubbed with the record of the disposed of Suo-motu case.

Sd/-	**Sd/-**	**Sd/-**
Sri K. Srinivasa Rao,	**Sri Laxmi Narayana Jannu,**	**Dr. N. Satyanarayana, IAS (Retd.),**
Hon'ble Member,	**Hon'ble Member,**	**Hon'ble Chairperson,**
TG RERA	**TG RERA**	**TG RERA**