

**BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY**  
**[Under the Real Estate (Regulation and Development) Act, 2016]**

**Complaint No. 99 of 2025**

**13<sup>th</sup> May, 2025**

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

**Mounika Jonnavittula**

(M/s Rajashekar Thallapally counsel for Complainant,  
Address: M/s DeJure Chambers,  
Law firm, #2-2-1105/37/E, KPJ Homes,  
Lane Opp. Vishwakarma timber mart,  
Tilak Nagar, Amberpet, Hyderabad, Telangana 5000013)

**...Complainant**

**Versus**

**1. M/s. Vajra Prekon Estates**

(Rep. by its Managing Partner 1: -Sri. V.V. Durga prasad)  
Registered office at Flat No.303,  
Sai Krishna Villa, D. No: 2-22-2/33 & 34,  
Plot. No. 33 & 34, AS Raju Nagar,  
Kukatpally, Medchal-Malkajgiri, Telangana-500072.

(Rep. by its Managing Partner 2: -Sri. K. Prem Chand)  
Registered office at Flat No.303, Sai Krishna Villa,  
D.No: 2-22-2/33 & 34, Plot.No. 33 & 34, AS Raju Nagar,  
Kukatpally, Medchal-Malkajgiri, Telangana-500072.

**2. First Man Group Property Floor**

Rep. by its Managing Director Sri. Anil kumarPattapu,  
1st Floor, Plot, MRLS Hub, No.45,  
Jai Hind Gandhi Rd, Near Season Swimming Pool,  
Ayyappa Society, Madhapur, Hyderabad, Telangana-500081.

**...Respondent(s)**

The present matter filed by the Complainant herein came up for hearing on 23.04.2025 before this Authority. The Counsel for the Complainant, Mr. Rajasekar Thallapally, the Representative of Respondent No. 1, and Mr. Anil Kumar Pattapu, the Managing Director of Respondent No. 2, were present in person before this Authority. Upon hearing the arguments, this Authority passes the following **INTERIM ORDER:**

2. The present Complaint has been filed under Section 31 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "Act") read with Rule 34(1) of the Telangana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred to as the "Rules"). During the hearing, the Complainant prayed before this Authority to pass the following interim order in safeguarding her interest:

(a) To direct the Respondents not to alienate rights of plot no. 136 of the concerned project to third parties until the present matter is disposed of.

3. The Complainant submitted that the present complaint is filed against M/s Vajra Prekon Estates and its Marketing Partner, FMG Property Floor, citing failure to register Plot No. 136 as per the Agreement of Sale. The complainant further stated that the Respondents induced the Complainant into purchasing the villa plot in the project “Balaji Gardens” (Mithila E-City), having registered with RERA under P02400003172.

4. The Complainant submits that pursuant to having earlier purchased Plot No. 135 (registered via Sale Deed dated 27.01.2022), she entered into an agreement with the Respondents for Plot No. 136, admeasuring 198 square yards, for a total consideration of ₹35,64,000/- along with registration and miscellaneous charges amounting to a total of ₹37,84,000/- was paid. The said payment is evidenced by documentary material on record, including a “Receipt-cum-Commitment” dated December 2024, confirming receipt of ₹36,90,000/- and promising registration by December 31, 2024, failing which the amount would be refunded with 18% interest.

5. The Complainant further submits that despite repeated follow-ups and having fulfilled all contractual obligations, the Respondents failed to execute the registration of Plot No. 136. A post-dated cheque for ₹35,00,000/- issued towards refund was dishonoured with the endorsement “Account Blocked” by Respondent 2. The Complainant submits that the conduct of the Respondents has caused not only financial loss but also emotional hardship.

6. On the other hand, during the hearing, Respondent No. 1 argued that the subject plot does not fall entirely within his scope of control, citing a complex ownership structure involving 14 landowners, of which 4 are partners. It was submitted that a cheque had already been issued towards refund, and that Respondent No. 2 has shown willingness to proceed with the registration, which is currently impeded due to ambiguity in land ownership.

7. This Authority has perused the material on record and observes that the Complainant had entered into an agreement of sale with Respondent No. 2 concerning Plot No. 136, and that full payment has been made and acknowledged. These facts are not disputed by the Respondent 2. The agreement entered with Respondent 2 creates a legitimate expectation of transfer of title by way of registration.

8. Prima facie, the Complainant has established a credible case. In view of the unregistered status of the plot despite payment, and the admitted internal disputes and ownership ambiguities cited by Respondent No. 1 and 2, there exists a genuine apprehension that the said plot may be alienated to third parties during the pendency of the proceedings, thereby frustrating the Complainant's lawful claim.

9. In light of the above facts, materials on record, and the balance of convenience, this Authority is of the considered view that an interim direction is necessary to prevent any third-party interest being created, and to ensure that the Complainant's rights are not rendered infructuous by any unilateral action of the Respondents.

10. Accordingly, this Authority hereby directs Respondents as follows:

- a) Upon the request of the Complainant, Respondents No. 1 and 2 are restrained from creating any third-party interest, alienating, or parting with possession in any manner whatsoever, in respect of Plot No. 136, admeasuring 198 square yards, situated in Survey Nos. 15/E/AA, 15/E/AA1, 26/AA1, 24, and 19, at Ameerpet Village, Maheshwaram Mandal, Ranga Reddy District
- b) The Respondents shall maintain *status quo* in respect of the subject plot and shall not undertake any transaction, development activity, or encumbrance thereupon till the final disposal of the present complaint.

11. Non-compliance with the directions contained herein shall attract appropriate action under the applicable provisions of the RE(R&D) Act.

12. Matter listed for further hearing on 12.06.2025.

**Sd/-**  
**Sri. K. Srinivasa Rao,**  
**Hon'ble Member**  
**TG RERA**

**Sd/-**  
**Sri. Laxmi Naryana Jannu,**  
**Hon'ble Member**  
**TG RERA**

**Sd/-**  
**Dr. N. Satyanarayana, IAS (Retd.),**  
**Hon'ble Chairperson**  
**TG RERA**