

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

[Under the Real Estate (Regulation and Development) Act, 2016]

Date: 11th December, 2025

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

Complaint No. 236 of 2025

1. CH. Satyavathi
2. Ch. Ramalakshmi
3. CH. Srinivas,
4. CH. Seethalakshmi,
5. K. Mallika

R/o: Flat No.306, Shrigdha NVR Arcade, Street No. 12, Gokul Nagar, near Vijaya Milk Dairy, Tarnaka, Secunderabad – 500007.

...Complainants

Versus

1. **Vasavi Nirmaan Private Limited,**

Represented by its Director, Mr. Vijay Kumar Yerram

O/o: House No/ Plot No: 82269/ S/59, Building Name: Sagar Society, Road no: 2, Banjara Hills, Near Alahabad Bank, Telangana, Hyderabad - 500034.

2. **MPM Ventures Pvt. Ltd Hyderabad,**

Represented by its Managing Director, Sri. Girish Malpani

O/o: Plot no 44, 5th Floor, Jayabheri Pine Vally Colony, Gachibowli. Hyderabad 500032.

3. **Vasavi MPM Grand Flat Unit Owners Maintenance Mutually Aided Cooperative Society Limited,**

Represented by its President, Santosh Rao Balguri

O/o: Unit no 1309, 12th floor, Vasavi MPM Grand Building, Yellareddyguda road, Ameerpet, Hyderabad - 500073

...Respondents

Complaint No. 288 of 2025

1. **Satyanarayana Prasad Papolu**

2. **Rama Devi Papolu**

O/o: Unit No. 503, 4th Floor, Vasavi MPM Grand, Yellareddyguda, Ameerpet, Hyderabad – 500073.

...Complainants

Versus

1. Vasavi Nirmaan Private Limited,

Represented by its Director, Mr. Vijay Kumar Yerram

O/o: House No/ Plot No: 82269/ S/59, Building Name: Sagar Society, Road no: 2, Banjara Hills, Near Alahabad Bank, Telangana, Hyderabad - 500034.

2. MPM Ventures Pvt. Ltd Hyderabad,

Represented by its Managing Director, Sri. Girish Malpani

O/o: Plot no 44, 5th Floor, Jayabheri Pine Vally Colony, Gachibowli. Hyderabad 500032.

3. Vasavi MPM Grand Flat Unit Owners Maintenance Mutually Aided Cooperative Society Limited,

Represented by its President, Santosh Rao Balguri

O/o: Unit no 1309, 12th floor, Vasavi MPM Grand Building, Yellareddyguda road, Ameerpet, Hyderabad - 500073

...Respondents

Complaint No. 345 of 2025

1. Chatragadda Venkateswara Rao

2. Chatragadda Yugandar Prasad

R/o: Flat No. 108, Krishna Residency, Madinaguda, Miyapur, Hyderabad - 500049.

...Complainants



1. Vasavi Nirmaan Private Limited,

Represented by its Director, Mr. Vijay Kumar Yerram

O/o: House No/ Plot No: 82269/ S/59, Building Name: Sagar Society, Road no: 2, Banjara Hills, Near Alahabad Bank, Telangana, Hyderabad - 500034.

2. MPM Ventures Pvt. Ltd Hyderabad,

Represented by its Managing Director, Sri. Girish Malpani

O/o: Plot no 44, 5th Floor, Jayabheri Pine Vally Colony, Gachibowli. Hyderabad 500032.

3. Vasavi MPM Grand Flat Unit Owners Maintenance Mutually Aided Cooperative Society Limited,

Represented by its President, Santosh Rao Balguri

O/o: Unit no 1309, 12th floor, Vasavi MPM Grand Building, Yellareddyguda road, Ameerpet, Hyderabad - 500073

...Respondents

Complaint No. 346 of 2025

M/s. Vasavi MPM Grand Flat Unit Owners Maintenance Mutually Aided Cooperative Society Ltd,

Represented by its Secretary, Mr. Maheshwar Hiremath

R/o: H.No.: 8-3-323/I, Vasavi MPM Grand,

Yellareddy Guda, Ameerpet Circle, Ameerpet, Hyderabad - 500073.

...Complainants

Versus

1. Vasavi Nirmaan Private Limited,

Represented by its Director, Mr. Vijay Kumar Yerram

O/o: H.No: 8-2-703/7/1 and 8-2-703/7/1/A, 4th Floor, Road no: 12, Banjara Hills, Hyderabad - 500034.

2. MPM Hotels Private Limited,

Represented by its Managing Director, Sri. Girish Malpani

O/o: H.No.: 8-3-323/1, Vasavi MPM Grand, Yellareddy Guda, Ameerpet, Hyderabad - 500073.

...Respondents

Complaint No. 361 of 2025

Shahnaz Mahajabeen,

R/o: 8-3-322/4, F.No. 102, MPM SS Pinnacle, Yella Reddy Guda, Ameerpet, 'X' Roads, Hydrerabad, Telangana-500073.

...Complainant

Versus

1. M/s Maheshawari Megaventures Ltd.,

Represented by Manish Kumar Malpani

O/o: H.No. 8-2-608/35 and 36, Gaffer khan Colony, Road No. 10, banjara Hills, Hyderabad - 500034.

2. M/s MPM Ventures Private Limited,

Represented by its Managing Director Girish Mallpani

O/o: Plot No:44, 5th Floor, Jayabheri Pine Vally Colony, Gachibowli, Hyderabad - 500032.

3. M/s Vasavi Nirmaan Private Limited,

Represented by its Chairman and Managing Director, Mr. Vijay Kumar Yerram

O/o: 4th Floor, Vasavi Corporate Building, Amrutha Valley Apartments, Road No.12, Banjara Hills, Hyderabad, Telangana - 500034.

...Respondents

Complaint No. 399 of 2025

Mir Asif Ather Ali Khan,

R/o: H.No.4-10-62, M M Pahadi, Attapur, Rajendranagar, Hyderabad.

...Complainant

Versus

1. M/s Maheshawari Megaventures Ltd.,

Represented by Girish Malpani,

O/o: H.No. 8-2-608/35 and 36, Gaffer khan Colony, Road No. 10, banjara Hills, Hyderabad - 500034.

2. M/s MPM Ventures Private Limited,

Represented by Girish Malpani,

O/o: Plot No:136/A, MLA Colony, Road No. 12, Banjara Hills, Hyderabad – 500034.

3. Vasavi Nirmaan Private Limited,

Represented by Y. Vijay Kumar,

O/o: Plot No. 59, Street No.3, Road No.2, Sagar Society, Banjara Hills, Hyderabad - 500034.

4. Shanta Sriram Constructions Private Limited,

Represented by M. Narsaiah,

O/o: Flat No. 501, Oasis Center, Begumpet, Somajiguda Main Road, Hyderabad - 500016.

...Respondents

Complaint No. 401 of 2025

Mohd Iqbal Ali Khan,

R/o: H.No.9-4-134/A/18, Aruna Colony, 7 Tombs Road, Shaikpet, Tolichowkhi, Hyderabad – 500008.

...Complainant



1. Vasavi Nirmaan Private Limited,

Represented by its Director, Vijay Kumar Yerram

O/o: House No/ Plot No: 82269/ S/59, Building Name: Sagar Society, Road no: 2, Banjara Hills, Near Alahabad Bank, Telangana, Hyderabad - 500034.

2. M/s MPM Ventures Private Limited,

Represented by its Managing Director, Girish Mallpani

O/o: Plot No:44, 5th Floor, Jayabheri Pine Vally Colony, Gachibowli, Hyderabad - 500032.

3. M/s Maheshawari Megaventures Ltd.,

Represented by its Managing Director, Mr. Manish Kumar Malpani

O/o: H.No. 8-2-608/35 and 36, Gaffer khan Colony, Road No. 10, banjara Hills, Hyderabad - 500034.

4. Rajkumar Malpani,

O/o: H.No. 8-2-608/35 and 36, Gaffer khan Colony, Road No. 10, banjara Hills, Hyderabad - 500034.

5. Usha Devi Malpani,

O/o: H.No. 8-2-608/35 and 36, Gaffer khan Colony, Road No. 10, banjara Hills, Hyderabad - 500034.

...Respondents

COMMON INTERIM ORDER

The above-mentioned matters have been filed by the Complainants under Section 31 of the Real Estate (Regulation & Development) Act, 2016 (hereinafter referred to as the “RE(R&D) Act”) read with Rule 34(1) of the Telangana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred to as the “Rules”).

2. This batch of matters is taken up together as the parties, project, issues, and allegations are substantially interlinked and arise out of the same project known as “Vasavis MPM Grand/ MPM Grand”, comprising Block-A and Block-B, situated at Yellareddyguda, Ameerpet, Hyderabad. The project is covered by GHMC building permissions and is registered under the Telangana RERA through Registration Nos. P02500002240 and P02500000769. Across all complaints, it is commonly alleged that the Respondents have undertaken construction in deviation of the sanctioned GHMC plans, including non-provision of internal corridors on several floors, demolition, alteration or conversion of areas designated as common washrooms, modification of approved entrances and exits, erection of unauthorized ramps and mezzanine structures, blocking and altering common access routes, putting up unauthorized commercial boards in common areas, and carrying out various alterations that affect fire-safety, setbacks, and approved circulation spaces.

3. Multiple complainants allege that common washrooms, particularly those sanctioned on the north-west side of floors 1 to 4, have not been constructed as per plan, that washrooms on certain floors were demolished or converted into saleable commercial spaces, that access to toilets was locked, and that internal circulation spaces and common entrances meant to enable free movement within the commercial floors were not provided. Several complainants assert that despite obtaining Occupancy Certificate, substantial works remain incomplete and essential amenities such as electricity, required power-backup, water and sewerage connections, internal utilities, flooring, ceiling work, shutters, and lift maintenance have not been provided, rendering units commercially unusable. It is further alleged that the Respondents have encroached into common areas by converting cellar parking spaces into commercial office spaces, selling or attempting to sell areas meant for common utilities, allowing installation of AC units and other equipment in common corridors, altering areas earmarked for hypermarket use, and modifying the structural layout in violation of approved plans. Parking-related grievances also arise repeatedly, including allegations that the Respondents permitted unauthorized parking in setback areas, failed to hand over designated

parking spaces, allowed Block B purchasers to use Block A parking and amenities, sold more parking slots than approved, and obstructed fire movement zones. Complainants further allege that despite collecting corpus amounts and advance maintenance funds from allottees, the Respondents have not handed over the common areas to the registered Association of Allottees, have not transferred corpus funds or disclosed accounts, and have interfered with or failed to facilitate formation of association.

4. It is observed that, despite multiple opportunities granted to the Respondents to file their counter/replies in the above-mentioned cases, the Respondents have consistently failed to do so and have repeatedly sought adjournments. The allottees cannot be put to prolonged suffering on account of the conduct of the Respondents. *Prima facie*, the Complainants have made out a strong case, and the balance of convenience lies in their favour. At this stage, without expressing any opinion on the merits of the matters and solely with a view to safeguard the rights of the allottees and prevent any irreversible changes pending adjudication, the Authority considers it appropriate to issue interim directions. Therefore, upon examining the material available on record, due consideration of the facts, and in the exercise of the powers vested in this Authority under Section 36 of the Real Estate (Regulation and Development) Act, 2016, the following interim directions are hereby issued:

- a) The Respondents shall not undertake or permit any unauthorized construction, modification, alteration, demolition, or conversion in the project, including in any portion of the common areas, facilities or amenities, contrary to the sanctioned plan approved by the Competent Authority.
- b) The Respondents shall maintain and provide all common washrooms and toilet facilities strictly in accordance with the sanctioned plan approved by the competent authority, and shall ensure that such facilities remain fully accessible and operational at all times.
- c) The areas designated for common washrooms in the sanctioned plan shall not be alienated, altered, encroached upon, demolished, converted, or repurposed for any other use. Unrestricted access to the common washrooms on all floors shall be provided to all allottees, including workers, tenants and visitors, and no obstruction, locking, blocking, or denial of access shall be permitted under any circumstances.
- d) In the event the Occupancy Certificate (OC) has been obtained for either of the Blocks, the Respondents shall forthwith facilitate and ensure the completion of the process for

formation of the Association of Allottees, strictly in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules framed thereunder, if the same has not already been constituted.

- e) The common areas of the project, as reflected in the sanctioned plan, shall be handed over forthwith to the Association of Allottees.

5. These interim directions shall remain in force and shall continue to operate until further orders of this Authority.

6. The Respondent is directed to file its counter-affidavit by the next date of hearing, failing which the matter shall proceed ex parte.

7. The matter is posted for further hearing on 23.01.2026.

Sd/-

Sri K. Srinivasa Rao,
Hon'ble Member,
TG RERA



Sd/-

Sri Laxmi Narayana Jannu,
Hon'ble Member,
TG RERA

Sd/-

Dr. N. Satyanarayana, IAS (Retd.),
Hon'ble Chairperson,
TG RERA