

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

Complaint No. 209/2023

Complaint No.497/2023

Complaint No. 1704/2023

Complaint No. 496/2023

Dated: 23rd February 2026

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

1. Noor-ul-Rahman

(R/o.H.No.10-3-761/F/2

Vijayanagar Colony

Hyderabad, Telangana)

2. Md. Jaffer Ali Khan

(R/o.H.No. 10-5-150

Masab tank, First Lancer,

Opp. Nasheman Hotel,

Hyderabad, Telangana-500028)

3. Smt. Noorunnisa Begum

(R/o.H.No. 10-5-120

Masab tank, First Lancer,

Opp. Nasheman Hotel,

Hyderabad, Telangana-500028)

4. Smt. Mouzmunisa begum

(R/o.H.No. 10-5-120

Masab tank, First Lancer,

Opp. Nasheman Hotel,

Hyderabad, Telangana-500028)

...Complainants

Versus

Raj Kumar Malpani

(Hon. 8-2-608/35 & 36, Plot No. 73,

3rd Floor, Malpani House, Gaffarkhan Colony,

Road No. 10, Banjara Hills,

Hyderabad – 500034, Telangana, India.)

Mr. Vijay Kumar Yerram

(R/o. Plot No. 14 & 15,

Karthik Enclave, Diamond Point,

Sikh village, Secunderabad)

Sri Girish Malapani

*(Hon. 8-2-608/35 & 36, Plot No. 73,
3rd Floor, Malpani House, Gaffarkhan Colony,
Road No. 10, Banjara Hills,
Hyderabad – 500034, Telangana, India.)*

...Respondents

The present matter filed by the Complainant herein came up for final hearing on 20.11.2025 before this Authority; upon pursuing the material on record and on hearing of both the parties and having stood over for consideration till this day, the following order is passed:

ORDER:

2. The present Complaint 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”) read with Rule 34(1) of the Telangana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred to as the “TG RE(R&D) Rules”) seeking appropriate relief(s) against the Respondents.

3. It is the case of the Complainants that they are the absolute owners of certain parcels of land bearing various municipal numbers situated at Yellareddyguda, Hyderabad. The Complainants submit that they, along with their family members, had entered into Development-cum-General Power of Attorney arrangements with the Respondents for development of a commercial project on the said land.

4. According to the Complainants, pursuant to the said development arrangement, the Respondents undertook construction in the project. However, it is alleged that despite completion of construction, the Respondents failed to properly calculate, demarcate and allot the share of built-up area belonging to the Complainants in accordance with the terms of the development agreement and the Deed of Demarcation executed between the parties.

5. The Complainants have further alleged misrepresentation, non-cooperation and harassment on the part of the Respondents and have sought various reliefs, including appropriate action against the Respondents. In certain complaints, the Complainants have also sought cancellation of the Occupancy Certificate issued in respect of certain blocks of the project.

6. The matter was first listed before this Authority on 19.09.2023, on which date both parties appeared before the Authority.

7. During the course of proceedings, both parties expressed their willingness to resolve the dispute amicably. Accordingly, this Authority, in exercise of its powers under Section 32(g)

of the RE(R&D) Act, referred the matter to mediation. However, the mediation proceedings did not culminate in a settlement between the parties.

8. Thereafter, the matter was listed on several occasions for hearing. However, despite repeated opportunities being granted, the parties failed to diligently prosecute the matter. The record reflects that on multiple dates of hearing either one or both parties remained absent without any representation before the Authority.

9. The matter was adjourned to 06.09.2024, on which date both the Complainants and the Respondents remained absent. Subsequently, the Complainants were absent on 20.12.2024 and 31.01.2025. On 25.02.2025, the Respondents remained absent. When the matter was taken up on 26.03.2025, both parties were absent. The matter was again listed on 29.04.2025, when neither party appeared before the Authority. Thereafter, on 25.06.2025, the Complainants were absent. On subsequent dates i.e., 21.08.2025, 17.09.2025 and 17.10.2025, both parties remained absent before this Authority.

10. The matter was finally posted on 20.11.2025. When the case was called on the said date, neither the Complainants nor the Respondents appeared before the Authority.

11. From the above chronology of proceedings, it is evident that despite several opportunities being granted, the parties have failed to appear and pursue the matter before this Authority. The consistent non-appearance of the Complainants, in particular, indicates that they are no longer interested in prosecuting the present complaints.

12. In such circumstances, this Authority is of the considered view that the present complaints cannot be kept pending indefinitely in the absence of prosecution by the parties.

13. Accordingly, the present complaints are liable to be dismissed for non-prosecution.

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

Sd/-
Sri. Laxmi NaryanaJannu,
Hon'ble Member
TG RERA

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