

**BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY**

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

**COMPLAINT NO. 984 OF 2024**

*16<sup>th</sup> Day of May 2026*

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

1. Hari Prasad Peddi, S/o. Peddi Veeresham,  
Villa No.8, Luneti Villas, Kismathpur,  
Bandlaguda Jagir, Hyderabad-500086.
2. Vineet Kumar Goyal,  
Aged about 54 years, R/o. 505, Rahul Inspiron,  
Hyderguda, Near Rahul Richland Apartments,  
Attapur, Rajendranagar, K.V. Rangareddy, Telangana.
3. Kasam Kishan, S/o. Kasam Rajaiah, Aged about 45 years,  
R/o. Flat No.607, Amber Block, My Home Jewel,  
Madeenaguda, Miyapur, Serilingampally,  
K.V. Rangareddy, Telangana.
4. Errabelly Hanumantha Rao, S/o. Errabelly Narsinga Rao,  
Aged about 53 years, R/o. H.No. q no b 10/73, pts,  
Jyothinagar Ramagundam, NTPC, Somanapalle,  
A.P. Colony, Karimnagar, Telangana.
5. Venkata Satya Ganeshwara Rama Kumar Batchu,  
S/o. Kasi Viswanadham, Aged about 48 years,  
R/o. Flat No. B-203, Bhavya's Anandam Nizampet Road,  
Nizampet, Rangareddy, Telangana.
6. Katukuri Ramana Reddy, S/o. Katukuri Sudheer Reddy,  
Aged about 63 years, R/o. Villa No.38, Vajram Aster Homes,  
Tellapur Road, Near My Home Sayuk, Gopanpally,  
Nalagandla, R.R. Dist, Telangana.
7. Chilukuri Upender, S/o. Chilukuri Kumaraswamy,  
Aged about 63 years, R/o. 5-6-163/4/5/1/A/1,  
Krishna Nagar, NTPC, Ramagundam, Somanapalle,  
Karimnagar, Telangana.
8. Vamsi Kiran Gaddam, S/o. Surya Narayana,  
Aged about 50 years, R/o. Flat No.403, Vamsi Sadan Apartments,  
Sri Ram Nagar Colony B, Kondapur, Serilingampally, K.V. Rangareddy.
9. E. Venkateswara Prasad, Aged about 56 years,  
R/o. H.No. MIG-2215, BHEL Township, 3rd Batch,

Serilingampally, Nalagandla, K.V. Rangareddy, Telangana.

10.Neerumalla Vamshi Krishna, S/o. N. Venkanna,  
Aged about 38 years, R/o. Flat No.405, Adhira Enclave,  
Road No. 10x, Bandari Layout, Nizampet Village,  
R.R. Dist, Telangana.

11.Nageswara Rao Dande, S/o. Radha Krishna Murthy Dande,  
Aged about 49 years, R/o. H.No. MIG-I-II-704A,  
Venkata Sai Homes Flat No.107, 1st and 2nd Phase,  
Back side Bhuvan Vijaya Community Hall, KPHB Colony, Kukatpally.

12.Srinivas Koleti, Aged about 56 years,  
R/o. QNO C-11/42, PTS NTPC Jyothi Nagar,  
Ramagundam, Peddapalli, Telangana.

13.Derreddy Madan Mohan Reddy, S/o. Derreddy Adi Shesha Reddy,  
Aged about 43 years, R/o. H.No. 2-55, Balapanur, Kurnool,  
Andhra Pradesh – 518112.

14.K. Bharath Kumar, Aged about 45 years,  
R/o. H.No. 5-45, KPHB Colony, Kukatpally, Hyderabad.

15.Yeduruvada Veera Bhadra Rao, S/o. Yeduruvada Balakrishna,  
Aged about 56 years, R/o. H.No. 59/1,  
Opp. Rajadhani High School, Greenfields, Nizampet,  
K.V. Rangareddy, Hyderabad.

16.Chakka Sanvv Praveen, S/o. Chakka Kameshwara Rao,  
Aged about 45 years, R/o. Flat No.302, Luxor Heights,  
Alkapoor Colony, Near Shivalayam, Puppalguda,  
Rajendranagar, K.V. Rangareddy, Telangana.

17.Pachika Sammi Reddy, S/o. Adi Reddy,  
Aged about 60 years, R/o. 9-200/21/A1, Plot No.29,  
Road No.4E, Reddys Avenue, Nizampet,  
Medchal-Malkajgiri District, Telangana.

18.Chittineni Nagaraja, S/o. Chittineni Satyanarayana,  
Aged about 40 years, H.No. 1-4-1380, Vinayak Nagar,  
Bodhan, Nizamabad, Telangana.

19.Subrahmanyam V Akkunuri, S/o. A. S.Y. Sarma,  
R/o. 12-2-709/65, Navodaya Colony, Gudimalkapur Market,  
Mehdipatnam, Hyderabad.

20.Police Nanda Kumar Reddy, S/o. P. Govardhan Reddy,  
Aged about 33 years, R/o. Flat No.401,  
DNR Shilpa Residency, Road No.19, Shilpa Venture,  
HMT Swarnapuri Colony, Miyapur, R.R. Dist.

21.Kattamuri SNVSM Babu, S/o. Ramsubrahmanyam,  
Aged about 39 years, R/o. H.No. 5-2-50/A1/6,  
Gollagudem, Amalapuram, A.P.

22.M. Ashwin Kumar, S/o. M. Ramesh,  
Aged about 39 years, R/o. 104/C, Gulmohar Park Colony,  
Serilingampally, K.V. Rangareddy Lingampalli, Telangana.

23.Shetpelli Srikanth, S/o. Shetpelli Venkata Ramana,  
Aged about 48 years, R/o. H.No. 5-3-6-10/D,  
Vidya Nagar Colony, Kamareddy, Nizamabad, Telangana.

24.Lingala Mohan Rao, S/o. L. Jalaiah,  
Aged about 61 years, R/o. A-1201, Jewel Heights,  
Kaithalapur, Greenhills Road, Madhapur, KPHB-15,  
Kukatpally, Medchal-Malkajgiri Dist.

25.P. Srinivas Rao, S/o. P. Sambaiah,  
Aged about 58 years, R/o. Flat No. A-808,  
Mayfair Apartments, Ramachandrapuram,  
Tellapur, Sangareddy, Telangana.

26.Murali Krishna Chintapalli, S/o. Brahmanandha Murthy,  
Aged about 62 years, R/o. Flat No. B406, Pragati Paradise,  
Pragathinagar, Nizampet, Medchal-Malkajgiri, Telangana.

27.Amara Jagadeesh, S/o. Amara Koteswar Rao,  
Aged about 30 years, R/o. H.No. QNO 2010/C, NH 5,  
Government Junior College, BHEL Township,  
Ramachandrapuram, Sangareddy, Telangana.

28.Vasala Sowmya, D/o. Vasala Srinivas,  
Aged about 33 years, R/o. H.No. 9-5-424, Markandeya Nagar,  
Markandeya Temple, Karimnagar, Telangana.

29.Pinnoju Phanindra Chary, S/o. P. Malla Chary,  
Aged about 33 years, R/o. Plot No.256, Subhodaya Colony,  
Hayathnagar, R.R. Dist., Telangana.

30.Sabyasachi Pradhan, S/o. Kishore Chandra Pradhan,  
Aged about 43 years, R/o. H.No. 8-3-988/11/3/B,  
Flat No.202, Yashwini Enclave, Srinagar Colony,  
Opp. Satyasai Nigamam Gate No.2, Khairatabad, Hyderabad.

31.Korandla Veera Reddy, S/o. Korandla Malla Reddy,  
H.No. 9-200/283, Plot No.283, 5B Lane, Reddys Avenue,  
Nizampet, Medchal-Malkajgiri, Telangana.

32.Minpuri Rajesh Babu, S/o. Late Anjaiah Minpuri,  
Aged about 46 years, R/o. Flat No.405, A-Block,  
SBSY Avatar Apartments, Beside Bharat Petroleum,

Ramachandrapuram, Dist. Sangareddy.

33.Tudugani Vijay Kumar, S/o. Tudugani Kalidas,  
Aged about 50 years, R/o. H.No. 1-9-312/2 to 1-9-312/2A,  
Flat No. C-407, Vaidehi Nivas Golden Palms,  
Achytha Reddy Marg, Vidya Nagar, Adikmet,  
Musheerabad, New Nallakunra, Hyderabad.

34.Bhavanasi Madhusudhana Rao, Aged about 60 years,  
R/o. F.No.903, S.y.71, Hamptons, Serilingampally,  
Raghavendra Colony, Kondapur, R.R. District, Telangana.

35.Bhavanasi Venkata Manjula, W/o. Bhavanasi Madhusudhana Rao,  
Aged about 59 years, R/o. H.No.903, ARK Hamptons,  
Kondapur, K.V. Rangareddy, Telangana.

36.Padarthi Siva Phanindra Harish, S/o. Srinivas Pratap Kumar Padarthi,  
Aged about 30 years, R/o. 62-19-925,  
Sree Krishna Nagar 2/6, Old Guntur,  
Kothapeta, Andhra Pradesh.

37.Venkannapatru du Bandaru, S/o. Late B. Akkanna Patru du,  
Aged about 45 years, R/o. H.No. C5-4 PTS,  
NTPC, Jyothi Nagar, Ramagundam, Somanapalle.

38.Aravind Babu Bhonagiri, S/o. B. Vidya Sagar,  
Aged about 46 years, R/o. Villa 25,  
Vasudeva Bloomfield Ecstasy, Tellapur,  
Sangareddy, Telangana.

39.Venkataratnam S.P., S/o. Parthasarthy,  
Aged about 48 years, R/o. 2-2-18/20/6,  
Flat No.301, Goutham Residency, D.D. Colony,  
Near Ahobila Mutt, Bagh Amberpet, Hyderabad.

40.Madhukar Pabba, S/o. Vaikuntam Pabba,  
Aged about 47 years, R/o. H.No. 15-2-327,  
Ramesh Nagar, Godavarikhani, Ramagundam,  
Karimnagar, Telangana.

41.Neerumala Nagarathnam, W/o. Chandramoult,  
Aged about 66 years, R/o. H.No. 14-33,  
Near Super Bazar Chowrastha, Indiramarg,  
Huzurabad, Karimnagar, Telangana.

42.Lingamaneni Gangarao, S/o. Lingamaneni Narayana,  
Aged about 68 years, R/o. Flat No.503, Green Space Residency,  
Road No.28, Alkapoor Township, Neknampur,  
Manikonda, Puppalguda, Rajendranagar, K.V. Rangareddy.

43.Gadiparthi Anjaneyulu, S/o. Gadiparthi Venkateshwarlu,

Aged about 54 years, R/o. Opp. Pearls Inn,  
Flat No.301, Lakshmi Durga Estates,  
Madinaguda, Miyapur, Hyderabad.

...Complainants

*Versus*

- 1.Sahithi Constructions Ltd.,  
Represented through its Managing Director,  
Sri Boodati Laxmi Narayana and Partner Smt. Parvathi,  
Office at Plot No.1222, 4th & 5th Floor, Road No.35,  
Jubilee Hills, Hyderabad, Telangana.
- 2.Smt. Pamayyagari Parameshwari,  
R/o. H.No. 1-9-278/5/2/2, Balaji Nagar,  
Near Venkateswara Temple, Ramnagar Gundu,  
Hyderabad – 500044.
- 3.Sri Pamayyagari Ramachander Goud, S/o. Sri P. Arjun Goud,  
R/o. H.No. 6-12, Tellapur – 502302.
- 4.Sri Pamayyagari Pradeep Goud, S/o. Sri P. Pamayyagari Pradeep Goud,  
R/o. H.No. 6-12, Tellapur – 502302.
- 5.Sri Pamayyagari Hari Krishna Goud,  
S/o. Sri (Late) Pamayyagari Arjun Goud,  
R/o. H.No. 6-11, Tellapur – 502302.
- 6.Sri Pamayyagari Pandu Goud,  
S/o. Sri (Late) P. Gurulingam Goud,  
R/o. H.No. 4-29, Tellapur – 502302.
- 7.Sri Pamayyagari Bhoopal Goud, S/o. Sri P. Pandu Goud,  
R/o. H.No. 4-29, Tellapur – 502302.
- 8.Sri Pamayyagari Venu Goud, S/o. Sri P. Pandu Goud,  
R/o. Beside Hanuman Temple, Tellapur – 502302.
- 9.Sri Pamayyagari Karan Goud,  
S/o. Sri (Late) P. Gurulingam Goud,  
R/o. H.No. 4-30, Tellapur – 502302.
- 10.Sri Pamayyagari Sridhar Goud, S/o. Sri P. Karan Goud,  
R/o. H.No. 4-57/4, Near Pochamma Temple, Tellapur – 502302.
- 11.Sri Pamayyagari Arun Goud, S/o. Sri P. Karan Goud,  
R/o. Hanuman Temple, Tellapur.
- 12.Sri Pamayyagari Santosh Goud, S/o. Sri P. Karan Goud,  
R/o. H.No. 4-30, Tellapur.
- 13.Sri Pamayyagari Meghanath Goud,

S/o. Sri (Late) P. Narayana Goud,  
R/o. H.No. 4-20, Tellapur.

14.Sri Pamayyagari Nishanth Goud, S/o. Sri Meghanath Goud,  
R/o. H.No. 4-20, Tellapur.

15.Sri Pamayyagari Vishal Goud, S/o. Sri Meghanath Goud,  
R/o. H.No. 4-20, Beside Hanuman Temple, Tellapur – 502302.

16.Sri Pamayyagari Narsing Rao (Babu Goud),  
S/o. Sri (Late) P. Venkat Kishtaiah Goud,  
R/o. 9-3/1, Ramachandrapuram, Tellapur.

17.Sri Pamayyagari Harish Goud, S/o. Sri P. Narsing Rao Goud,  
R/o. 9-3/1, Ramachandrapuram, Tellapur.

18.Sri Pamayyagari Avinash Goud, S/o. Sri P. Narsing Rao Goud,  
R/o. H.No. 4-20, Tellapur – 502302.

19.Sri Pamayyagari Surender Goud,  
S/o. Sri (Late) P. Venkat Kishtaiah Goud,  
R/o. H.No. 4-20, Tellapur.

20.Vinod Kedia, S/o. Late Banwarlal Kedia,  
R/o. H.No. 5-9-22/52, Adarsh Nagar, Hyderabad – 500463.

21.Sumeet Kumar Kedia, S/o. Vinod Kedia,  
R/o. H.No. 5-9-22/52, Adarsh Nagar, Hyderabad – 500463.

22.Sri Nethi Vidya Sagar, S/o. Nethi Bikshaiah,  
R/o. H.No. 1-64, Cherukupalle Village, Kethepally Mandal,  
Nalgonda – 508211.

23.Smt. Nethi Kamamma, W/o. Nethi Vidya Sagar,  
R/o. H.No. 1-64, Cherukupalle Village, Kethepally Mandal,  
Nalgonda – 508211.

24.Smt. Nyavanandi Sai Rekha, W/o. Nyavanandi Deepak,  
R/o. H.No. 2-139, Malkoor Mandal, Maanik Bhandar,  
Nizamabad, Telangana – 500503.

25.Matha Trading,  
Plot No. A-2, Alwyn Colony, Phase 2,  
Kukatpally, Hyderabad – 500072.

26.Jt. Commissioner of Police (Crimes & SIT),  
Central Crime Station Building, Old Commissioner Office,  
Basheerbagh, Hyderabad, Telangana – 500029.

27.Inspector of Police/Station House Officer,  
Central Crime Station Building, Old Commissioner Office,  
Basheerbagh, Hyderabad – 500029.

The present matter came up for further hearing before this Authority in pursuance of the Order dated 21<sup>st</sup> April 2025. Having considered the submissions of learned Counsels for the respective parties, this Authority passes the following:

**ORDER**

1. This order is supplementary to and must be read in conjunction with the Order dated 21st April 2025 passed by this Authority in Complaint No.984 of 2024 (hereinafter referred to as the "**Main Order**"). The relevant background, factual matrix, findings on Points I and II, and directions issued therein are expressly adopted and incorporated herein by reference.
2. Vide the Main Order, this Authority directed refund of amounts paid, along with interest at the rate of 11.10% per annum as per Rule 15 of the Telangana Real Estate (Regulation and Development) Rules, 2017, to 18 (eighteen) Complainants who had filed affidavits specifically seeking refund of the amounts paid by them, as enumerated in Para No.11 of the Main Order. The remaining Complainants, at the time of passing of the Main Order, had not filed formal affidavits seeking refund and were therefore not covered under the said direction.
3. Before proceeding to consider the merits of the claims of the remaining Complainants, this Authority deems it necessary to address a preliminary aspect. It has been noticed that certain Complainants among the remaining lot did not appear and/or participate in several preceding hearings in this matter, nor did they place on record any formal submissions, affidavits, or communications indicating whether they wished to continue with the proceedings or withdraw from the Project. This Authority has considered whether the absence of such Complainants from the proceedings and the absence of formal submissions on their behalf would disentitle them from the relief of refund at this stage. This Authority answers the said question in the negative, The Real Estate (Regulation and Development) Act, 2016 is a piece of beneficial legislation enacted with the express purpose of protecting the interests of allottees/homebuyers in real estate transactions. The Preamble to the RE(R&D) Act specifically states that the RE(R&D) Act is enacted, inter alia, "to establish the Real Estate Regulatory Authority for regulation and promotion of the real estate sector and to ensure sale of plot, apartment or building, as the case may be, or sale of real estate project, in an efficient and transparent manner and to protect the interest of consumers in the real estate sector". The RE(R&D) Act must therefore be construed in a manner that advances its object and suppresses the mischief it was designed to remedy, namely, the exploitation of homebuyers by unscrupulous promoters.

4. The right to refund conferred upon an allottee under Section 18 of the RE(R&D) Act is a statutory right. The default of Respondent No.1, the fraudulent nature of its conduct, and the consequent impossibility of project completion have already been conclusively established and recorded in the Main Order on the basis of material on record, including the ESCI Technical and Financial Report dated 18.12.2023, the orders of attachment by competent authorities, and the arrest of the Managing Director. These findings apply equally to all Complainants in this matter, irrespective of their individual participation in subsequent proceedings. To deny refund to those Complainants who did not attend hearings would be to allow the defaulting promoter to benefit from the procedural passivity of the very victims it has wronged an outcome wholly inconsistent with the protective intent of the legislation.

5. Furthermore, this Authority exercises quasi-judicial powers under a beneficial statute and the consideration must be to secure justice for the allottees at large and to advance the legislative purpose. The Hon'ble Supreme Court of India has consistently held that beneficial legislation must receive a liberal and purposive interpretation so as to fulfil the object and intent of the legislature. In view of the above, this Authority holds that the non-appearance of certain Complainants at preceding hearings does not operate as an abandonment of their claim and does not disentitle them to the benefit of refund. All remaining Complainants in this complaint are accordingly held entitled to be considered for refund under Section 18 of the RE(R&D) Act.

6. Subsequent to the passing of the Main Order, the remaining Complainants, through their learned Counsel, have made submissions before this Authority seeking refund of the amounts paid by them along with interest, on the following grounds:

- a) The Respondent No.1 Developer, i.e., Sahithi Constructions Ltd., has completely failed to commence any meaningful construction activity at the Project site. The technical assessment conducted by the Engineering Staff College of India (ESCI), as noted in the Main Order, confirmed that the overall progress of construction stands at a mere 16% of the total work, with no prospect of completion.
- b) The Managing Director of Respondent No.1, Sri Boodati Laxminarayana, stands arrested and has been charged with offences under the Telangana Protection of Depositors from Financial Establishments Act, 1999. Properties relating to all projects of Respondent No.1, including the subject Project – Sahiti Nirupama, stand attached by the competent authorities vide G.O.Ms No.1387 dated 12.07.2023.
- c) Matters pertaining to the affairs of Respondent No.1 are presently before the Hon'ble National Company Law Tribunal (NCLT) and the said proceedings are ongoing. In light of the pendency

of NCLT proceedings and the consequential freeze on assets, there is no reasonable prospect of the Project being revived or completed by Respondent No.1 or any successor entity in the foreseeable future.

- d) The RERA registration of the Project bearing Registration No. P01100003433 dated 24.09.2021 has been kept in abeyance by this Authority vide the Main Order and all developmental rights of Respondent No.1 have been terminated. The remaining Complainants have, therefore, lost all hope of receiving possession of their respective flats.
- e) In the above circumstances, the remaining Complainants have expressed their unequivocal intention to withdraw from the Project and seek refund of the entire amounts paid by them along with interest as prescribed under the RE(R&D) Act, 2016.

7. This Authority has carefully considered the submissions made on behalf of the remaining Complainants. It is noted that this Authority has, in the Main Order, already returned findings on all three Points for Consideration, which squarely cover the present Complainants as well. In particular:

- a) Respondent No.1 has been found to have violated its statutory obligations under Sections 11(4) and 14(1) of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "RE(R&D) Act") and Rule 14(1)(c) of the Telangana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred to as the "TG RE(R&D) Rules").
- b) Respondent Nos.2 to 19 (the landowners) have been held to be jointly and severally liable as "Promoters" within the meaning of Section 2(zk) of the RE(R&D) Act, in terms of the judgment of the Hon'ble High Court of Bombay in *Wadhwa Group Housing Pvt. Ltd. vs. Vijay Choksi & Anr.* (Second Appeal No.21842/2023) reported in 2024 SCC OnLine Bom 660.
- c) Section 18(1) of the RE(R&D) Act confers upon each allottee a statutory right to seek refund of the amounts paid, along with interest, where the promoter has failed to hand over possession of the flat as per the agreed timelines.

8. This Authority finds that the situation obtaining in the present case has only worsened since the passing of the Main Order. The pendency National Company Law Tribunal (NCLT), Hyderabad Bench, Company Petition No. IB/54/2024, has admitted the said company into Corporate Insolvency Resolution Process (CIRP) under the provisions of the Insolvency and Bankruptcy Code, 2016., the continued attachment of project properties, the arrest of the Managing Director of Respondent No.1, and the complete absence of any construction progress collectively render it impossible for the remaining Complainants to reasonably expect possession of their flats. The remaining Complainants, having expressed their intention to withdraw from the Project and having no viable alternative, are clearly

entitled to refund of the amounts paid by them along with interest, in terms of Section 18 of the RE(R&D) Act.

9. This Authority therefore holds that the remaining Complainants listed hereunder are entitled to refund of the amounts paid by them along with interest at the rate of 10.70% per annum as prescribed under Rule 15 of the Rules, 2017, the interest being applicable from the date on which the respective Agreement of Sale sought to give possession of the respective flat.

10. Details of remaining Complainants now entitled to refund:

S.No.	Name of the Complainant	Flat No.	Extent (Size)	Amount Paid (Rs.)	Doc. Type	Doc. Date
1	Hari Prasad Peddi	514	1655 sq.feet, with 38 sq. yards	39,72,000/-	AoS	16/09/2019
2	Errabelly Hanumantha Rao	910	2099 sq.feet, with 48 sq. yards	54,57,400/-	AoS	21/11/2019
3	Chilukuri Upendar	612	1783 sq.feet, with 41 sq. yards	43,23,775/-	AoS	18/11/2019
4	Donepudi Pratyusha	409	1582 sq.feet, with 36 sq. yards	35,55,400/-	Regd. Sale Deed No.23549 of 2022	30/06/2022
5	Neerumalla Vamshi Krishna	915	1655 sq.feet, with 38 sq. yards	39,72,000/-	AoS	01/10/2019
6	K. Bharath Kumar	315	1655 sq.feet, with 38 sq. yards	43,03,000/-	AoS	18/10/2021
7	Y. Sharada Yasasvi	111	1655 sq.feet, with 38 sq. yards	54,57,400/-	AoS	01/10/2019

8	Subrahmanyam V Akkunuri	609	1585 sq.feet, with 36 sq. yards	41,60,625/-	AoS	16/11/2019
9	Police Nanda Kumar Reddy	1008	1585 sq.feet, with 36 sq. yards	43,27,050/-	AoS	09/10/2019
10	Kattamuri SNVSM Babu	1405	1582 sq.feet, with 36 sq. yards	67,07,100/-	AoS	26/08/2021
11	M Ashwin Kumar	1113	1655 sq.feet, with 48 sq. yards	49,65,000/-	AoS	21/09/2019
12	Shetpelli Srikanth	1007	1221 sq.feet, with 28 sq. yards	40,00,000/-	AoS	26/01/2021
13	Lingala Mohan Rao	306	1585 sq.feet, with 36 sq. yards	50,72,000/-	AoS	12/10/2020
14	P. Srinivas Rao	813	1655 sq.feet, with 38 sq. yards	42,61,625/-	AoS	24/07/2022
15	Amara Jagadeesh	114	1655 sq.feet, with 37 sq. yards	43,03,000/-	AoS	25/09/2019
16	Pinnoju Phanindra Chary	213	1655 sq.feet, with 38 sq. yards	52,13,250/-	AoS	20/01/2021
17	Tudugani Vijay Kumar and Tudugani Namratha	403	2001 sq.feet, with 46 sq. yards	44,77,200/-	Regd. Sale Deed No.3015 of 2022	20/06/2022

18	Padarathi Siva Phanindra Harish and Padma Sravani Bhavanasi	1310	2097 sq.feet, with 48 sq. yards	31,39,680/-	AoS	07/09/2021
19	Bhavanasi Venkata Manjula and B. Madhusudhana Rao	1103	2001 sq.feet, with 46 sq. yards	83,04,000/-	AoS	08/10/2021
20	Aravind Babu Bhonagiri	1305	1585 sq.feet, with 36 sq. yards	47,55,000/-	AoS	06/01/2021
21	Venkataratnam S P and others	710	2099 sq.feet, with 48 sq. yards	62,97,000/-	AoS	01/01/2021
22	Madhukar Pabba	1308	1585 sq.feet, with 36 sq. yards	47,55,000/-	AoS	06/01/2021
23	Neerumala Nagarathnam	1006	1585 sq.feet, with 36 sq. yards	38,04,000/-	AoS	03/10/2019
24	Saritha Koganti	510	2099 sq.feet, with 48 sq. yards	54,57,400/-	AoS	21/09/2019
25	Venkannapatrudu Bandaru	706	1585 sq.feet, with 36 sq. yards	38,00,000/-	AoS	20/02/2020

11. ***Directions of the Authority:***

In light of the above findings and in exercise of the powers vested in this Authority under Sections 18, 37, and 38 of the RE(R&D) Act, 2016, the following directions are issued:

- a) Respondent Nos.1 and 2 to 19 are jointly and severally directed, under Section 18 of the RE(R&D) Act, 2016, to refund the entire amounts paid by each of the remaining Complainants listed in Para No.5 of this Order, as detailed therein, along with interest at the rate of 10.70% per annum as per Rule 15 of the Telangana Real Estate (Regulation and Development) Rules, 2017,

such interest being applicable from the date on which the respective Agreement of Sale sought to give possession of the respective flat, within a period of 90 (ninety) days from the date of this Order.

- b) The direction issued in the Main Order restraining Respondent Nos.2 to 19 from entering into any developmental agreement, alienating, selling, transferring, or creating any third-party rights on the Project land, shall continue to operate and remain in force until all refunds including those directed herein are fully processed and paid to the Complainants/Allottees.
- c) The "Nirupama Welfare Association" registered vide Registration No.844 of 2022 is directed to include and collate the refund claims of the Complainants mentioned in Para No.10 of this Order, and to assume responsibility for ensuring that refunds are processed from Respondent Nos.1 and 2 to 19 along with the applicable interest, in coordination with the refund process already directed under the Main Order.
- d) All other directions issued in the Main Order, including the direction to keep the RERA Registration of Project Sahiti Nirupama (Regn.No: P01100003433 dated 24.09.2021) in abeyance, the termination of developmental rights of Respondent No.1, the restraint on advertising/marketing/booking/selling, and the display of Respondent No.1's name and photograph on the TG RERA website as a defaulter, shall continue to operate.
12. Failure to comply with above said directions by the Respondent shall attract penalty in accordance with Section 63 of the RE(R&D) Act, 2016.
- 13 As a result, the complaint is disposed of accordingly. No order as to costs.

**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**