

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

Dated: 5th August, 2026

Quorum: Sri K. Srinivasa Rao, Hon'ble Member

COMPLAINT NO. 829/2025/TG RERA

Smt. Guntaka Rama Devi

*Mrs. M.R.A. Srilakshmi (AP/1181/2013),
Advocate, # 8-2-348/1/1/205,
Flat No.205, 2nd floor, Flora Apartments,
Road No.3, Banjara hills, Hyderabad - 500034*

...Complainant

Versus

Pasupuleti Sudhakar

*TRIPURA CONSTRUCTIONS,
2ND FLOOR, Mahaveer Radiance,
Pillar No. #C1708, Road No. 36,
above Samsung Store, CBI Colony,
Jubilee Hills, Hyderabad, Telangana 500033.*

...Respondents

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 "Act") read with Rule 34(1) of the Telangana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred to as the "Rules").

2. The complainant has approached this authority alleging failure and deficiency on the part of the Respondent, namely Tripura Constructions, in completing the construction, executing registration, and handing over possession of Flat No. E-603, Tower-E, in the project "TRIPURA GREEN ALPHA", despite having received the substantial sale consideration from the Complainant as per the Agreement of Sale.

3. It is the specific case of the Complainant that despite repeated requests, the Respondent has neither completed the construction of the subject flat nor proceeded with its registration, and has failed to provide any clear communication regarding the status of the project. It is further submitted that the Respondent's management have demanded an additional amount of Rs. 20,00,000/-, threatening that failure to pay would result in cancellation and sale

of the said flat to other purchasers, thereby giving rise to an apprehension of creation of third-party interest in respect of the subject flat.

4. The Complainant and the Respondent entered into an Agreement of Sale in respect of Flat No. E-603, Tower-E, 6th Floor, admeasuring 1655 Sq. Ft. (including common areas), along with one car parking space, in the project “Tripura Green Alpha”, constructed over various survey numbers situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District, Telangana. As per the terms of the said Agreement, the Respondent had agreed to complete the construction and hand over possession by July 2024. It is the case of the Complainant that substantial sale consideration has been paid and duly acknowledged by the Respondent; however, despite such payment, the Respondent has neither completed the construction nor proceeded with registration of the subject flat.

5. The Complainant and the Respondent entered into a duly executed Agreement of Sale dated 15.02.2022 in respect of Flat No. E-603, situated on the 6th Floor, Tower-E, admeasuring 1655 sq. ft. (including common areas), along with proportionate undivided share of land admeasuring in the project “Tripura Green Alpha”. Under the said Agreement of Sale, the total sale consideration was fixed at Rs. 19,86,000/- (Rupees Nineteen Lakhs Eighty-Six Thousand Only). It is further borne out from the record that the Complainant subsequently paid Rs. 20,56,500/- was earlier paid and that the Respondent represented that the same would be adjusted towards corpus fund, advance maintenance charges and registration expenses, which is also the subject matter of the present dispute. As per the terms of the Agreement, the Respondent had undertaken to complete the construction and hand over possession of the said flat by July 2024, with a grace period of six months as per the provisions of the Act.

6. Pending final disposal of the Complaint, the Complainant has sought the following interim relief:

i. *Pending final decision on the complaint, the Complainant seeks an interim order restraining the Respondent from selling, mortgaging, or alienating Flat No. E-603, Block-E, in the project “TRIPURA GREEN ALPHA”, Tellapur, to any third party and to maintain status quo with regard to the title and possession of the said flat.*

7. The matter was taken up for hearing before this Authority on 30.07.2026, wherein the Complainant was present and the Respondent counsel was present. Upon consideration of the submissions made and the material placed on record and having regard to the apprehension

expressed by the Complainant and to protect the subject matter of the dispute, this Authority deemed it appropriate to grant interim protection and accordingly directed that no third-party interest shall be created in respect of the subject flat.

8. Therefore, upon examining the material available on record, and having regard to the facts and circumstances of the case, and in exercise of the powers vested in this Authority under Section 36 of the Real Estate (Regulation and Development) Act, 2016, this Authority is of the considered view that a prima facie case is made out for grant of interim protection. Accordingly, the following interim direction is hereby issued:

“The Respondent / Promoter is hereby restrained from alienating, registering, encumbering, or creating any third-party interest whatsoever in respect of Flat No. E-603, Block-E, in the project ‘Tripura Green Alpha’, situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District, Telangana, and this interim order shall remain in force until further orders.”

9. The matter is posted for further hearing on 20.08.2026.

 **Sd/-**
Sri K. Srinivasa Rao,
Hon'ble Member,
TG RERA
TELANGANA REAL ESTATE REGULATORY AUTHORITY