

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

Date: 18th 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

COMPLAINT NO. 356/2025/TGRERA

Mr. Jalakam Sampath Kumar
(R/o House No: 17-1-391/S/504,
Singareni Colony, Saidabad, Hyderabad -- 500059,
Telangana State.)

...Complainant

Versus

M/s Raja Infra Constructions, *Rep by its managing partners*

1. Mr Suresh Babu Mandava
(R/o Plot No. 388/A/1, Road No. 22,
Jubilee Hills, Shaikpet, Hyderabad,
Telangana State. Pin Code: 500008)

2. Mr. Anjaneyulu Kontham
(R/o H.No. 8-3-63/79, KVR Enclave,
Yellareddyguda, Hyderabad, Telangana State,
Pin Code: 500073)

3. Mr Babu Rao Palapotu
(R/o H.No. 8-3-63/79, KVR Enclave,
Yellareddyguda, Hyderabad, Telangana State,
Pin Code: 500073)

...Respondents

COMPLAINT NO. 357/2025/TGRERA

Mr. Jalakam Jyostnica
(R/o House No: 17-1-391/S/504,
Singareni Colony, Saidabad, Hyderabad -- 500059,
Telangana State.)

...Complainant

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(R/o H.No. 8-3-63/79, KVR Enclave,
Yellareddyguda, Hyderabad, Telangana State,
Pin Code: 500073)

...Respondents

COMPLAINT NO. 358/2025/TGRERA

Mr. Jalakam Kishore Kumar
(R/o House No: 17-1-391/S/504,
Singareni Colony, Saidabad, Hyderabad -- 500059,
Telangana State.)

...Complainant

Versus

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1. Mr Suresh Babu Mandava
(R/o Plot No. 388/A/1, Road No. 22,
Jubilee Hills, Shaikpet, Hyderabad,
Telangana State. Pin Code: 500008)

2. Mr. Anjaneyulu Kontham
(R/o H.No. 8-3-63/79, KVR Enclave,
Yellareddyguda, Hyderabad, Telangana State,
Pin Code: 500073)

3. Mr Babu Rao Palapotu
(R/o H.No. 8-3-63/79, KVR Enclave,
Yellareddyguda, Hyderabad, Telangana State,
Pin Code: 500073)

...Respondents

COMPLAINT NO. 359/2025/TGRERA

Mr. S. Ravi Kumar
(R/o House No: 17-1-391/S/504,
Singareni Colony, Saidabad, Hyderabad -- 500059,
Telangana State.)

...Complainant

Versus

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1. Mr Suresh Babu Mandava
(R/o Plot No. 388/A/1, Road No. 22,

Jubilee Hills, Shaikpet, Hyderabad,
Telangana State. Pin Code: 500008)

2. Mr. Anjaneyulu Kontham
(R/o H.No. 8-3-63/79, KVR Enclave,
Yellareddyguda, Hyderabad, Telangana State,
Pin Code: 500073)

3. Mr Babu Rao Palapotu
(R/o H.No. 8-3-63/79, KVR Enclave,
Yellareddyguda, Hyderabad, Telangana State,
Pin Code: 500073)

...Respondents

INTERIM ORDER

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 “Rules”).

2. Upon examination of the record, this Authority notes that the subject project undertaken by the Respondents at Plot Nos. 503 and 504, Saidabad Colony, Hyderabad, pursuant to the registered Development Agreement-cum-General Power of Attorney dated 31.05.2021 (Doc. No. 4189/2021, SRO Azampura), has not been registered under the Real Estate (Regulation and Development) Act, 2016. In view of the said non-registration, this Authority, in exercise of its regulatory jurisdiction, issued a Show Cause Notice calling upon the Respondents to explain as to why appropriate action should not be taken for violation of the mandatory provisions of the RE (R & D) Act, 2016.

3. It is also an admitted position that pursuant that a registered Development Agreement-cum-General Power of Attorney dated 31.05.2021 (Document No. 4189/2021, SRO Azampura) was executed between the landowners and the Respondent/Promoter for development of the project, wherein the Promoter was entitled to 50% share in the constructed area. This Authority further takes note of the fact that building permission was obtained from the Greater Hyderabad Municipal Corporation (GHMC) vide Permit No. 0073/GHMC/CHR/2021-BP dated 05.08.2021 in the name of the landowners, namely Smt. K. Geetha, Sri Jalakam Sampath Kumar and others, in respect of Plot Nos. 503 and 504, Saidabad Colony, Hyderabad. The said permission was granted for a plot area admeasuring 548.25 square metres for construction of a residential building comprising Stilt + 5 upper floors.

4. In response to the said Show Cause Notice, the Respondents filed a written explanation wherein, inter alia, they stated that the Development Agreement-cum-GPA dated 31.05.2021 was entered into with the landowners for development of a residential complex at Saidabad Colony, Hyderabad; that as per the terms of the DAGPA, the developer was authorised only to obtain construction permissions from competent authorities; that the landowners did not authorise the developer to obtain RERA registration; and that the responsibility for obtaining RERA registration remained with the landowners, who, according to the Respondents, qualify as “promoters” under Section 2(zx) of the RE(R & D) Act, 2016. The Respondents further submitted that there was no mala fide intention in not registering the project and expressed readiness to obtain registration even at this stage, while praying that no penalty be imposed.

5. However, upon verification of the records of this Authority, it is found that as on date, the subject project remains unregistered. The explanation offered by the Respondents does not alter the statutory position. Section 3 of the Real Estate (Regulation and Development) Act, 2016 categorically mandates as follows:

“(1) No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act:

Provided that projects that are ongoing on the date of commencement of this Act and for which the completion certificate has not been issued, the promoter shall make an application to the Authority for registration of the said project within a period of three months from the date of commencement of this Act:

Provided further that if the Authority thinks necessary, in the interest of allottees, for projects which are developed beyond the planning area but with the requisite permission of the local authority, it may, by order, direct the promoter of such project to register with the Authority, and the provisions of this Act or the rules and regulations made thereunder, shall apply to such projects from that stage of registration.

(2) Notwithstanding anything contained in sub-section (1), no registration of the real estate project shall be required—

(a) where the area of land proposed to be developed does not exceed five hundred square meters or the number of apartments proposed to be developed does not exceed eight inclusive of all phases: Provided that, if the appropriate Government considers it necessary, it may, reduce the threshold below five hundred square meters or eight apartments, as the case may be, inclusive of all phases, for exemption from registration under this Act;

(b) where the promoter has received completion certificate for a real estate project prior to commencement of this Act;

(c) for the purpose of renovation or repair or re-development which does not involve marketing, advertising selling or new allotment of any apartment, plot or building, as the case may be, under the real estate project.

Explanation. —For the purpose of this section, where the real estate project is to be developed in phases, every such phase shall be considered a standalone real estate project, and the promoter shall obtain registration under this Act for each phase separately.”

6. As per the building permission granted by the Greater Hyderabad Municipal Corporation vide Permit No. 0073/GHMC/CHR/2021-BP dated 05.08.2021, the project pertains to a plot area admeasuring 548.25 square metres for the construction of a residential building comprising Stilt + 5 upper floors. Therefore, the project does not fall within the exemption carved out under Section 3(2) of the RE (R & D) Act, 2016.

7. Further, the language of Section 3(1) is peremptory and leaves no discretion. Registration of the real estate project is a condition precedent to any form of advertisement, marketing, booking, sale, or offer for sale. The obligation is statutory and cannot be diluted or shifted by contractual arrangements between landowners and developers. Whether the landowners and the developer are joint promoters or otherwise is a matter that may be determined in appropriate proceedings; however, the project itself cannot remain unregistered while development activities are undertaken.

8. In the present case, it is undisputed that construction has been undertaken pursuant to the DAGPA dated 31.05.2021 and that the project has not been registered under the RE(R & D) Act, 2016. In such circumstances, any advertisement, marketing, booking, sale or offer for

sale in respect of the subject project, if undertaken, would be in clear contravention of Section 3(1) of the Act.

9. Accordingly, pending compliance with the statutory requirement of registration, this Authority deems it appropriate to issue the following interim direction in exercise of its powers under Section 36 of the RE (R & D) Act, 2016:

i. The Respondents are hereby restrained from advertising, marketing, booking, selling, offering for sale, or inviting persons to purchase in any manner whatsoever any plot, apartment or building in the subject project, until the project is duly registered with this Authority in accordance with Sections 3 and 4 of the RE (R & D) Act, 2016.

10. This interim order shall operate until further orders or until registration of the project with this Authority.

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