

BEFORE THE TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

Dated: 19th September, 2026

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

I.A. No. 95 of 2026

in

COMPLAINT NO. 837/2025/TG RERA

Krishna Rao Doddapuneni,

*H.NO: 6-1/55, Plot-10/C, SJB Hills, Bachupally, Medchal - Malkajgiri,
Hyderabad, Telangana 500090.*

**...Complainant /
Applicant**

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.*

...Respondent

ORDER ON I.A. No. 95 OF 2026

The Complainant has filed the present Interlocutory Application dated 09.09.2026 in Complaint No. 837/2025, seeking clarification/modification of the interim order dated 26.03.2026 passed by this Authority, so as to enable the registration of the subject flat in his own favour as the allottee.

2. The Complaint was filed under Section 31 of the Real Estate (Regulation and Development) Act, 2016 ("the Act") read with Rule 34(1) of the Telangana Real Estate (Regulation and Development) Rules, 2017 ("the Rules"), complaining of the failure of the Respondent to complete the construction, execute registration and hand over possession of Flat No. A-412, 4th Floor, Tower-A, admeasuring 2020 sq. ft. (including common areas) along with proportionate undivided share of land admeasuring 60.09 sq. yards, in the project "Tripura Green Alpha", Tellapur Village, Ramachandrapuram Mandal, Sangareddy District, Telangana ("the subject flat"; referred to in the I.A. as Flat No. 412, Block-A), under an Agreement of Sale dated 16.12.2021. The Complainant's case is that the entire sale consideration of Rs. 34,65,000/- has been paid to the Respondent.

3. On 26.03.2026, the matter was heard in the presence of the Complainant and the Respondent. Having found that a *prima facie* case was made out, and in exercise of the powers under Section 36 of the Act, this Authority passed the following interim direction:

"The Respondent / Promoter is hereby restrained from alienating, registering, encumbering, or creating any third-party interest whatsoever in respect of Flat No. A-412, Tower-A, 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."

4. The Complainant submits that the circumstances have materially changed since the interim order. It is averred that the Respondent/Promoter has expressed its willingness to register the subject flat directly in favour of the Complainant, has prepared the draft Sale Deed, has generated the registration challan, and has booked a registration slot for 18.09.2026, the Complainant having paid the required challan amount. The Complainant states that when he approached the concerned Sub-Registrar, the Sub-Registrar expressed difficulty in proceeding with the registration on account of the prohibition pursuant to the interim order, and sought clarification as to its applicability to a registration in favour of the Complainant.

5. It is contended that the interim order was sought and obtained only to safeguard the subject flat and to prevent the creation of third-party rights; that the proposed transaction is not a sale, transfer or registration in favour of any third party but a registration in favour of the very allottee whose rights are the subject matter of the Complaint; and that such registration would neither defeat the purpose of the interim order nor prejudice any third party. The Complainant accordingly prays that this Authority

- a. clarify that the interim order does not prohibit registration of the subject flat in favour of the Complainant;
- b. in the alternative, modify/clarify the interim order to expressly permit the Respondent to execute and register the Sale Deed in his favour;
- c. direct/clarify that the concerned Sub-Registrar may process and complete the registration, subject to compliance with the applicable statutory requirements; and
- d. pass such other order as may be deemed fit.

6. The I.A. was listed for hearing on 17.09.2026. the Complainant, present in person and the Learned counsel for the Respondent. The Respondent submitted that it has no objection to the registration of the subject flat being effected in favour of the Complainant and confirmed the steps taken as stated in the I.A.

7. This Authority has considered the averments in the I.A., the interim order dated 26.03.2026, and the submissions made at the hearing.

8. The interim direction dated 26.03.2026 was issued, on the apprehension expressed by the Complainant, to protect the subject matter of the dispute and to ensure that no third-party interest is created in the subject flat during the pendency of the Complaint. The restraint was thus directed against alienation or encumbrance of the subject flat to persons other than the Complainant, and it was granted for the benefit of the Complainant as the allottee.

9. The registration now proposed is in favour of the Complainant himself, who is the allottee under the Agreement of Sale dated 16.12.2021 and whose rights in the subject flat are the subject matter of the Complaint. Such a registration is not an alienation in favour of a third party. It does not defeat or circumvent the purpose of the interim order; on the contrary, upon registration in the Complainant's favour the very apprehension that led to the interim order,

namely the creation of third-party rights, ceases to subsist. No prejudice to the rights of any third party has been shown.

10. The interim direction, as worded, restrains the Respondent from “registering” the subject flat without any express exception, and the concerned Sub-Registrar has on that account been unable to proceed with the registration. Continuation of the interim restraint in these circumstances would operate against the very allottee for whose protection it was granted, and would come in the way of a registration which the Respondent itself is willing to complete. In the considered view of this Authority, the interim direction has served its purpose and no longer needs to continue.

11. In view of the above, the I.A. is allowed, and the following directions are issued:

- (i) The interim direction dated 26.03.2026 passed in Complaint No. 837/2025/TG RERA stands set aside.
- (ii) The concerned Jurisdictional Sub-Registrar, may allow the registration of the Sale Deed in respect of the subject flat (Flat No. A-412, 4th Floor, Tower-A, project “Tripura Green Alpha”, Tellapur Village, Ramachandrapuram Mandal, Sangareddy District, also referred to as Flat No. 412, Block-A) in favour of the Complainant, notwithstanding the interim order dated 26.03.2026, subject to compliance with the applicable requirements of the Registration Act, 1908, the stamp law in force and the other statutory formalities.
- (iii) The Respondent is directed to execute and register the Sale Deed in respect of the subject flat in favour of the Complainant, Krishna Rao Doddapuneni, in terms of the Agreement of Sale dated 16.12.2021, on the slot already booked or, if that slot has lapsed, on a fresh slot, at the earliest and in any event within 15 days from the date of this order, and shall complete all formalities required for the purpose. The Complainant shall extend the necessary cooperation.
- (iv) The Respondent shall file a copy of the registered Sale Deed, on or before the next date of hearing.
- (v) This order is passed only on the limited question raised in the I.A. and is without prejudice to the rights and contentions of the parties on the remaining reliefs, if any in the Complaint. Nothing in this order shall be construed as an expression of opinion on the merits of the Complaint.
- (vi) Post the Complaint for further hearing on 09.10.2026.

The I.A. is accordingly **disposed of**.

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