

TELANGANA REAL ESTATE APPELLATE TRIBUNAL : HYDERABAD

**Krishna Hostel, Opp. to Canteen, Ground Floor, Dr.MCR HRDI Campus, Road No.25,
MP & MLA'S colony, Jubilee Hills, Hyderabad-500 033.**

PRESENT: Hon'ble Justice Sri.A.Santhosh Reddy, Chairperson.
Hon'ble Sri P.Pradeep Kumar Reddy, Judicial Member.
Hon'ble Smt.Chitra Ramchandran, Administrative Member.

TUESDAY, THE SIXTEENTH DAY OF DECEMBER, 2025

**T.A.No.8/2025
(Against Complaint No.07/2024)
TS REALESTATE REGULATORY AUTHORITY**

Between:

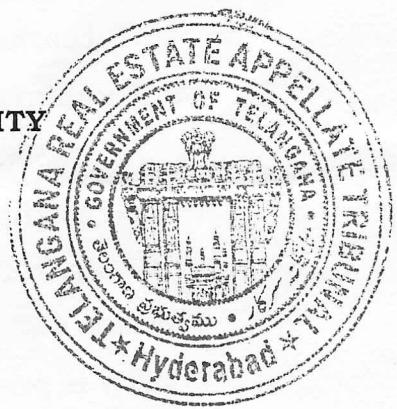
BHEL May Fair Mutually Aided Co-operative
Housing Society, rep. by its President
Sri Thammu Srinivas Rao,
H.No.2435, First Floor, MIG -1(Old MIG)
BHEL., Ramachandrapuram,
Hyderabad-502 032. Ph.No.9502159279

... Appellant

And

1. Sri Suresh Babu Rajoli,
R/o.A-108, Aparna Sarvoval Zenith,
Nallagandla, Serilingampally,
Hyderabad, Telangana – 500 446.
Ph.No.9949580763.
2. Mayfair Visista Villa Owners Mutually
Aided Co-op. Maintenance Society Ltd.,
Rep. by its President Mr.Hari Naidu,
Regd. No.TS/RRD/MACS/2023-53/FOW & M,
BHEL Mayfair Villas,
1st Floor, Mayfair Visista Club House,
Kondakal Village,
R.R. District- 501 203. Ph.No.9381742662.
3. M/s.Greenmark Developers Pvt. Ltd.,
Plot No.26, Jubilee Enclave, Hitech City,
Madhapur, Hyderabad – 500084.
Ph.No.9848245138,6309144477.
Email-Sales @ green mark developers.com
4. Real Estate Regulatory Authority,
Rep. by its Secretary, DTCP Building,
GroundFloor,640, AC Guards, Masab Tank,
Opp: PTI Building, Hyderabad.

... Respondents



Counsel for the Appellant : Mr.N.Rajeshwar Rao

Counsel for the respondents : R1- Party in person
R2-D.Krishna Murthy.

ORDER:

This matter is remanded from Hon'ble High Court vide its order dt.1.9.2025 in Second Appeal RERA No.2 of 2025.

Learned counsel for the appellant: Mr.N.Rajeshwar Rao is present. Mr.Ramakrishna, Vice President of appellant Society is present.

Respondent no.1 appeared through online in response to the notice issued by this Tribunal.

Mr.D.Krishna Murthy, learned counsel for the respondent no.2 is present and his client Mr.A.Hari Naidu, President of respondent no.2 Society is present in person.

No representation for the respondent no.3.

Respondent no.1/complainant urged to direct the respondent no. 2 to send mail to respondent 3 for handing over keys of Villa no.376 in BHEL Mayfair Villas - RERA Registration no. P02400000159.

The respondent no.1/complainant submits that though sale deed was executed way back in 2023 in his favour, the villa keys, registered sale deed and plans were yet to be handed over, inspite of clearance of payment of sale consideration including maintenance charges etc. Section 17 of the Act mandates that the stake holders including Promoter, shall have to handover documents and plans to the allottee within 30 days from the date of sale deed.

In view of above happenings, counsel for the appellant and respondent no.2 are hereby called upon to advise their clients to handover the said keys of villa no. 376 to the respondent no.1/complainant and report the compliance of the same by the next date of hearing positively. Respondent no.3 who fail to appear inspite of notice is also hereby directed to comply Section 17 of the Act.,2016.

Call for RERA Record along with project file since the matter has been remanded by the Hon'ble High Court in its order - Second Appeal RERA No.2/2025 dt.1.9.2025.

The Registry is directed to transmit order copy and comply Section 44(4) of the Act, 2016. TG RERA is called for the compliance report and its IT Cell/Secretary, RERA are directed to upload in their Web portal this order against the above project mentioned bearing RERA Reg.No.P02400000159.

Call on 29.12.2026 at 11.00 a.m. under the caption of 'for compliance of order'.

Sd/-
CHAIRPERSON

Sd/-
MEMBER (J)

Sd/-
MEMBER (T/A)

///TRUE COPY//

11 Attest to d/1

Y. B. Reddy
Registrar
Telangana State Real Estate Appellate Tribunal
Government of Telangana
HYDERABAD

Administrative Officer
TELANGANA REAL ESTATE APPELLATE TRIBUNAL
Hyderabad

Copy to ,

1.BHEL May Fair Mutually Aided Co-operative Housing Society, rep. by its President Sri Thammu Srinivas Rao, H.No.2435, First Floor, MIG -1(Old MIG) BHEL., Ramachandrapuram, Hyderabad-502 032. Ph.No.9502159279

2.Sri Suresh Babu Rajoli, R/o.A-108, Aparna Sarovar Zenith, Nallagandla, Serilingampally, Hyderabad, Telangana – 500 446. Ph.No.9949580763.

3. Mayfair Visista Villa Owners Mutually Aided Co-op. Maintenance Society Ltd., Rep. by its President Mr.Hari Naidu, BHEL Mayfair Villas, 1st Floor, Mayfair Visista Club House, Kondakal Village, R.R. District- 501 203. Ph.No.9381742662.



Telangana State Real Estate Regulatory Authority

FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 to the following project under project registration number : P02400000159

Project : MAYFAIR BHEL Survey No. : 160,161,162,163,171,172,159/1,159/2,160/A/1,161/AA/1,160/A/2,161/AA/2,159/AA2,159/AA1,159/AA/1, Plot No. Of Site: 333,334,335&336, at Shankarpalle, Ranga Reddy, 501203;

1. Greenmark Properties having its registered office / principal place of business at Village: Mandal: District: Hyderabad, Pin: 500081.

2. This registration is granted subject to the following conditions, namely:-

- (i) The promoter shall enter into an agreement for sale with the allottees as prescribed by the appropriate Government;
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17;
- (iii) The promoter shall deposit seventy per cent. of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4;
- (iv) The registration shall be valid for a period of 5 years commencing from 13/03/2019 and ending with 31/05/2024 unless extended by the Authority in accordance with the Act and the rules made there under;
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Digitally Signed By KOMMUVIDYADHAR
(SECRETARY TSRERA)
Date : 13-Mar-2019 16:07:08 IST