

**BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY**

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

**Complaint No. 36 of 2025**

**Dated: 20<sup>th</sup> February 2026**

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

**1. Ms. Pathare Chaitalli,**

*R/o Flat No. 401, HillCrest Apartments,  
Indresham, Patamchervu Mandal,  
Sanga Reddy District – 502319*

**2. Ms. Pathare Janvi**

*Plot No.25, Ganesh Magnum Opus,  
2nd Floor, Jayabheri Enclave,  
Gacchibowli, Hyderabad-32*

*...Complainants*

**Versus**

**M/s. Sri Trinetra Infra Developers,**

*(Office Address: Flat No. F-, Plot No. 517, NJR Parkview Residency, Pragathi Nagar,  
Nizampet, Hyderabad, Telangana)*

Represented by its Partners

**1. Srinivas Sirangi**

*Flat No.201, Plot No. 41 & 60,  
Mathrusri Homes Mathrusri Nagar,  
Beside Bommarillu Restaurant, Miyapur  
Hyderabad-500049, Telangana*

**2. Sri Gudapati Siva Hari Prasad**

*R/o. Plot No.9, Flat No 501, Chakrika  
Nilayam, Sai Keerthi Enclave, Beside S.R.Plaza,  
Nizampet, Pragathi Nagar, Hyd -500090, Telangana*  
**...Respondents**

This complaint was filed by the Complainants under the Real Estate (Regulation and Development) Act, 2016 (“the RE(R&D) Act”) against the Respondents in respect of the project Hillcrest Apartments. On 06.03.2025, the Complainants appeared in person, while the Respondents remained absent. Accordingly, directions were issued for the issuance of fresh notices to the Respondents.

2. On 09.04.2025, the Manager of the Respondents, Mr. Naveen, appeared before this Authority, received a copy of the Complaint, and was granted time to file a written reply. The

Complainants were, however, absent on that date. The matter was thereafter listed on 10.06.2025 and 10.07.2025. On both dates, neither the Complainants nor the Respondents appeared, nor was any representation made on their behalf.

3. On 28.08.2025, the Complainants appeared and sought an adjournment on personal grounds. However, from 28.10.2025 onwards, the matter was listed on four successive dates 28.10.2025, 05.12.2025, 23.01.2026, and 20.02.2026 on none of which did the Complainants appear or make any representation before this Authority

4. Having regard to the aforesaid, this Authority is of the considered view that the Complainants have failed to diligently prosecute the present Complaint, despite being afforded ample opportunity. In the absence of any explanation for their continued non-appearance, the Complaint deserves to be dismissed for non-prosecution.

5. Accordingly, Complaint No. 36 of 2025 is hereby dismissed for non-prosecution. There shall be no order as to costs.

6. Before parting, this Authority deems it necessary to record that, at the initial hearing, it was observed that the subject project had not been registered as mandated under Sections 3(1) and 4(1) of the RE(R&D) Act. Accordingly, a Show Cause Notice was issued to the Respondents for contravention of the said provisions. The dismissal of the present Complaint shall not, in any manner, affect or prejudice the said proceedings. This Authority, therefore, directs the Secretary, TG RERA, to initiate suo motu proceedings within a period of seven (7) days from the date of this Order.

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