

**BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY**  
**[Under the Real Estate (Regulation and Development) Act, 2016]**

**Complaint No. 794 of 2025**  
**Dated: 18<sup>th</sup> March 2026**

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

**Mr. Syed Mudabbir Ahmed**  
(House No 16-2-740/C/13, Asmagandh,  
Malakpet, Hyderabad-500036)

*...Complainant*

Versus

**M/s. Abdul Ali Jaleel**  
(H.No. 17-8-419/2A, Bagh-E-Jahan  
Ara, Yakutpura, Hyderabad-500023)

*...Respondent*

The present matters filed by the Complainants herein came up for hearing on 12.03.2026, before this Authority in the presence of Complainant and Respondent absent. Upon hearing submissions made by parties, and the matter reserved over for consideration till this date, this Authority passes present Complaints **ORDER:**

2. This Complaint has been filed under Section 31 of the Real Estate (Regulation and 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") seeking relief to direct the Respondents to refund Rs.39,00,000/- along with interest, in the project "Suleman Residency", situated at Malakpet, Hyderabad.

**A. Brief Facts of the Case, as Stated by the Complainant**

3. The Complainant, Mr. Syed Mudabbir Ahmed, aged about 35 years, residing at H.No. 16-2-740/C/13, Asmagandh, Malakpet, Hyderabad – 500036, Telangana, is a bona fide allottee and consumer.

4. The Respondent, Mr. Abdul Ali Jaleel, residing at H.No. 17-8-419/2A, Bagh-E-Jahan Ara, Yakutpura, Hyderabad – 500023, approached the Complainant on 25.11.2024 offering to sell a residential flat in a project proposed under the name "Suleman Residency", situated at Malakpet, Hyderabad.

5. Believing the representations made by the Respondent and intending to purchase a flat for his personal residential use, the Complainant booked Flat No. 101, First Floor, admeasuring 910 sq. ft. built-up area, in November 2024.

6. Towards the said booking, the Complainant paid a total sum of ₹39,00,000/- (Rupees

Thirty-Nine Lakhs Only) through multiple modes of payment including UPI, IMPS, RTGS, online transfers, and cheques. Payment receipts and bank proofs are annexed with the complaint.

7. Subsequently, the Complainant came to know that the Respondent had sold the same flat to multiple purchasers. Upon confrontation, the Respondent initially denied the allegations but later admitted and agreed to cancel the booking and refund the entire amount received from the Complainant.

8. In furtherance of the said assurance, the Respondent issued three post-dated cheques as follows:

- Cheque No. 000017 dated 15.08.2025 for ₹10,00,000/-
- Cheque No. 000018 dated 15.09.2025 for ₹10,00,000/-
- Cheque No. 000019 dated 15.10.2025 for ₹19,00,000/-

9. When the first cheque became due, the Respondent requested the Complainant not to present the cheque, assuring immediate payment. Thereafter, the Respondent stopped responding and failed to refund any amount

10. Despite repeated telephonic reminders and follow-ups, the Respondent has not refunded the amount paid by the Complainant.

**B. Relief(s) sought:**

11. The Complainant has prayed for the following reliefs:

- a. *Direct the Respondent to refund ₹39,00,000/- (Rupees Thirty-Nine Lakhs Only) received from the Complainant, along with applicable interest as prescribed under the Real Estate (Regulation and Development) Act, 2016, from the date of payment till the date of realization*
- b. *Award compensation to the Complainant for mental agony, harassment, and financial hardship caused due to the Respondent's acts.*
- c. *Pass such other order(s) as this Hon'ble Authority may deem fit and proper in the interest of justice*

**C. Observations of the Authority:**

12. The maintainability of a complaint under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the RE(R&D) Act") is contingent upon the applicability of the Act to the subject project. This Authority, therefore, at the outset, deems it necessary to examine whether the provisions of the Act are attracted to the present case.

13. Section 3(1) of the Act mandates in unequivocal terms that no promoter shall advertise,

market, book, sell, or offer for sale any plot, apartment, or building in any real estate project without first registering the project with the Real Estate Regulatory Authority. However, Section 3(2)(a) of the Act carves out a specific statutory exemption to this requirement, which is reproduced hereunder for ready reference.

**Section 3(2)(a):** *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*

14. Upon a careful perusal of the facts on record, this Authority notes that the land area of the subject project "Suleman Residency" admeasures 200 square yards. It is well-settled that one square yard is equivalent to approximately 0.836 square meters, and accordingly, 200 square yards converts to approximately 167.22 square meters which is substantially and unambiguously below the threshold of five hundred square meters and does not fall under RE (R&D) Act.

15. In view of the above, the present Complaint stands dismissed. No order as to costs



**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**