

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

20th August 2026

**Quorum: Sri Laxmi Narayana Jannu, Hon'ble Member
Sri K. Srinivasa Rao, Hon'ble Member**

COMPLAINT NO. 199 OF 2024 AND BATCH

Between

**M/s Jaya Diamonds Welfare Association, rep. by its President Mr. Sudheer Reddy
.... Complainant**

AND

**M/s Jayathri Infrastructures India Pvt. Ltd. – “Jaya Diamond Project”, rep. by Sri
Kakarla Srinivas
.... Respondent**

**TGRERA PROJECT REGISTRATION NO: P02200004769
INTERIM ORDER**

By its Common Interim Order CC.No. 199/2024 & Ors. dated 25.02.2026 passed in the above complaint(s), this Authority, exercising powers under Section 8 of the Real Estate (Regulation and Development) Act, 2016 (“the Act”), directed that the project “Jaya Diamond” (Registration No. P02200004769) be handed over to the Jaya Diamonds Welfare Association (“the Association”) for the regulated and supervised completion of the remaining development works, subject to the terms, conditions and safeguards recorded therein.

2. By Direction No. 36 of the said Order, the Respondent–Promoter was divested of all rights to deal with, market, advertise, sell, alienate, encumber, mortgage, assign, or create any third-party interest in respect of any unit, common area, or portion of the project. By Direction No. 38, the jurisdictional Sub-Registrar was directed not to register any document, instrument, agreement, conveyance, or other record purporting to create or transfer any right, title, interest, charge, or encumbrance in respect of any unit or portion of the project, at the instance of the Respondent–Promoter or any person claiming through or under him, without the prior written approval of this Authority.

3. The matter was listed today, i.e., 13.08.2026, for a status report on implementation of the Common Interim Order dated 25.02.2026. The Association appeared and placed on record that the Respondent–Promoter has, subsequent to the said Order, approached it and expressed willingness to execute registration in favour of certain allottees whose sale consideration stands

substantially or wholly discharged. The tabulated statement of allottees of the project, as filed by the Association and forming part of the record of these proceedings, is set out below:

S.no	Flat No.	Name of Owner/Allottee(s)	Aadhaar No. (Last 4 digits)
1.	G8	Harshini Aalla	XXXX XXXX 8416
2.	G12	Chinthalacheruvu Venkata Krishna Reddy	XXXX XXXX 2489
3.	106	Penthala Raju and Uradi Sushma	XXXX XXXX 7092; XXXX XXXX 5289
4.	109	Rambabu Ravu	XXXX XXXX 7046
5.	110	Gudipati Prakash Rao	XXXX XXXX 0813
6.	201	katta Pavani (Satyanarayana Reddy)	XXXX XXXX 3623
7.	202	Musikara Nagarjuna reddy	XXXX XXXX 7770; XXXX XXXX 5629
8.	207	Sujana Kaluva	XXXX XXXX 5205
9.	209	V Rama Rao	XXXX XXXX 6618
10.	210	P V K Kishore Kumar	XXXX XXXX 4500
11.	212	Y Thirumala	XXXX XXXX 0260
12.	213	Shekhar Methuku	XXXX XXXX 8914
13.	301	Naveena Kandimalla	XXXX XXXX 3832
14.	306	K V Veena	XXXX XXXX 7239; XXXX XXXX 0994
15.	313	Rama Reddy K	XXXX XXXX 5851
16.	314	Chilakamarri Ramu	XXXX XXXX 3407
17.	401	B Koti Reddy	XXXX XXXX 2034
18.	403	J Naveen Prasad	XXXX XXXX 8597

S.no	Flat No.	Name of Owner/Allottee(s)	Aadhaar No. (Last 4 digits)
19.	406	PRIYANKA MALASANI	XXXX XXXX 2056
20.	411	K Prathyusha	XXXX XXXX 7990
21.	412	1. Kuppa Srinivas;	XXXX XXXX 8875
22.	413	Kanna Munichandra	XXXX XXXX 9267
23.	501	S.venkateshwar, sandhya rani &k .sita lakshami	XXXX XXXX 8714; XXXX XXXX 2654; XXXX XXXX 8622
24.	511	Bhaskar Pemmasani	XXXX XXXX 5598

4. On the basis of the aforesaid tabulated statement, the Association has requested that the units indicated above be released from the operation of Directions No. 36 and 38 of the Order dated 25.02.2026, so as to enable registration in favour of the respective allottees. This Authority has examined the said request independently, on the material placed on record, and is guided in its conclusion by the following considerations arising from the scheme of the Act and the object of the Order dated 25.02.2026, rather than by the request of any party as such:

5. The restraint imposed under Directions No. 36 and 38 was protective and preventive in character. Its object was to forestall further dissipation of assets, creation of fresh third-party interests, or alienation of units to the prejudice of allottees, pending an orderly transfer of the project for completion under Section 8 of the Act. It was never intended to, and cannot be read as operating to, bar the perfection of title in favour of bona fide allottees who have already discharged consideration and stand recognised as such in the records of the project and of the Association.

6. The RE(R&D) Act is a welfare and beneficial legislation enacted for the protection of allottees. To continue an omnibus restraint on registration in respect of units where consideration has been paid, agreements for sale are undisputed, and no rival claim subsists, would not further the protective purpose of the Act; on the contrary, it would leave genuine allottees without title

despite full or substantial discharge of consideration, a consequence plainly at variance with the object of the interim protection granted vide the Order dated 25.02.2026.

7. Upon independent scrutiny of the tabulated statement set out above, this Authority finds that in respect of twenty-four (24) of the units the recorded mode of conveyance is direct “Registration” in favour of the named allottees.

8. Accordingly, in exercise of the powers vested in this Authority under Section 37 read with Section 8 and other relevant provisions of the Act, and in continuation of, and without disturbing, the Common Interim Order dated 25.02.2026 save to the limited extent stated herein, the Authority passes the following further directions:

- a) Directions No. 36 and 38 of the Common Interim Order dated 25.02.2026 are relaxed, to a limited extent, and only in respect of the twenty-four (24) units of the project “Jaya Diamond” (Registration No. P02200004769)
- b) The jurisdictional Sub-Registrar is permitted to receive and register the Sale Deed(s)/conveyance document(s) in respect of the units so indicated, in favour of the respective named allottees, upon due verification of title particulars, identity, and compliance with applicable law, notwithstanding the general prohibition contained in Direction No. 38 of the Order dated 25.02.2026, which shall stand relaxed only to this extent.
- c) The Respondent–Promoter shall complete execution and registration of the Sale Deeds in respect of the said units within a period of sixty (60) days from the date of this Order, and shall thereafter file a compliance report before this Authority/the Monitoring Committee constituted vide the Order dated 25.02.2026.
- d) The relaxation granted hereunder is confined strictly to the twenty-four (24) units in the tabulated statement set out above. Qua all other units of the project, Directions No. 36 and 38, and every other direction contained in the Common Interim Order dated 25.02.2026, shall continue to remain in full force and effect, unaffected by this Order.
- e) Nothing in this Order shall be construed as restoring to the Respondent–Promoter any right of management, control, marketing, or dealing with the project or any part thereof, or as diluting the takeover of the project by the Association under Section 8 of the Act, or as absolving the Respondent–Promoter of any liability recorded in the Order dated 25.02.2026.

f) The Monitoring Committee constituted vide the Order dated 25.02.2026 shall keep track of compliance with this Order and report the same to the Authority in its monthly report.

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

Sd/-
Sri. Laxmi NaryanaJannu,
Hon'ble Member
TG RERA

