

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

Complaint No.425/2025/TG RERA (Penalty Order)

Complaint No.426/2025/TG RERA

Complaint No.427/2025/TG RERA

Complaint No.428/2025/TG RERA

Dated: 20 February 2026

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

- 1.Shankar Sirisha R & Anr
- 2.Shaik Ambani
- 3.Mr.N Balaji
- 4.Madhu Murhty S

...Complainant

Versus

M/s Pranith Koncepts Private Ltd rep by its Director, Sri P N Suresh
Pranith Koncepts Ambience
M/s Pranith Koncepts and Developers LLP

...Respondents

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The above-numbered complaints were filed by the Complainants before the Telangana Real Estate Regulatory Authority (hereinafter referred to as "the Authority") against the Respondents in respect of the project namely "Pranith Koncepts Ambience" Blocks B, E, F and G situated at Puppalaguda Village of Ranga Reddy District.

2. Upon considering the pleadings, documents, and material placed on record, this Authority has issued Interim orders dated: 18.02.2026 in ***425/2025/TG RERA, 426/2025/TG RERA***, holding that the Respondents had advertised, marketed and sold Flats in the said project namely "Pranith Koncepts Ambience" Blocks B, E, F and G, Puppalaguda Village of Ranga Reddy District, without obtaining mandatory registration, with TG RERA, thereby violating the provisions of Section 3(1) of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the RE(R&D) Act, 2016").

3. The findings rendered by this Authority in its Order dated 03.11.2025 in CC No. 256 of 2025 are extracted hereunder:

In the present case, the Registration Certificate bearing No. P02400006122 covers only Blocks A, C and D. Therefore, any act of advertising, marketing, booking, selling, offering for sale or inviting persons to purchase in respect of Blocks B, E, F and G, which are not covered under the said registration, would prima facie fall within the mischief of Section 3(1) of the RE(R&D) Act.

Such violation, if established, attracts penal consequences under Section 59 of the RE(R&D) Act, which provides for imposition of penalty for contravention of Section 3, including 3 of 4 monetary penalty up to ten per cent of the estimated cost of the real estate project and, in case of continued default, further consequences as contemplated therein.

Accordingly, this Authority is satisfied that a prima facie case exists for examining contravention of Section 3(1) read with Section 59 of the RE(R&D) Act in respect of the unregistered blocks.

Directions of the Authority:

4. In light of the foregoing observations and findings, and in exercise of the powers conferred under Sections 38 of the RE(R&D) Act, 2016, this Authority hereby issues the following directions, for violation of the provisions of Sections 3 of the RE(R&D) Act, 2016, for advertising, marketing, selling and offering for sale of units in the project “Pranith Concepts Ambience” Blocks B, E, F and G Puppallaguda Village of Ranga Reddy District.

- a) Accordingly, the Respondent are directed to pay a penalty of Rs. 43,71,221 /- (Rupees Forty-three lakhs Seventy-one thousand Two hundred and twenty-one only) within a period of thirty (30) days from the date of receipt of this Order, in favour of the TGRERA Fund, either by way of Demand Draft or through online transfer to Account No. 50100595798191, HDFC Bank, IFSC Code: HDFC0007036.
- b) The Respondent is hereby informed that failure to comply with the directions issued herein shall attract further penal consequences under Section 63 of the RE(R&D) Act, 2016, without any further notice.

Sd/-
Sri. K. Srinivas 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

