

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.

MONDAY, THE NINTH DAY OF FEBRUARY, 2026

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.

... Petitioner/
Appellant

And .

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

...Respondent/
Complainant

2. Mayfair Visista Villa Owners Mutually
Aided Co-op. Maintenance Society Ltd.,
Rep. by its President Mr.Hari Naidu Alugubilli ,
BHEL Mayfair Villas,
1st Floor, Club House, Sheriguda,
Kondakal Village, Shankarpally Mandal,
Ranga Reddy District- 501 203. 1

3. M/s.Greenmark Properties
Plot No.26, Jubilee Enclave, Hitech City,
Madhapur, Hyderabad – 500084.

4. Real Estate Regulatory Authority,
Rep.by its Secretary, DTCP Building,
Ground Floor, 640, AC Guards, Masab Tank,
Opp: PTI Building, Hyderabad.

... Respondents

CO.
18/02

Counsel for the Appellant : Mr.N.Rajeshwar Rao

Counsel for the respondents : R1- Party in person

ORDER:

Learned counsel for the appellant : Mr.N.Rajeshwar Rao is present. He filed a memo along with Proceedings of Registrar Mutually Aided Coop. Societies, Telangana along with primary details of W.P.No.3625 /2026 filed by the appellant.

Respondent no.1 is present through online.

Mr.Rajasekhar, Managing Committee Member of respondent no.2 Society is present and requested time to appoint an advocate.

No representation for respondent no.3.

A letter dt.28.1.2026 received from the Registrar of Mutually Aided Cooperative Societies, Telangana stating that they have appointed Joint Registrars to conduct the Inquiry and submit report within 30 days.

Heard learned counsel for the appellant.

1). Issue fresh notice to the respondent no.3/ /Greenmark Properties as per amended Form-L and its cause title.

Counsel for the appellant is also permitted to take out personal notice to the amended address of the respondent no.3 by regd. post ack. due as well as E-mail and WhatsApp and file proof of the same by the next date of hearing.

2). Quote: As per Section 11. **Functions and duties of Promoter'**, it is for the respondent no.3 to produce all the relevant documents and to submit written explanation and also to file compliance report, failing which action would be initiated as per RE (R & D) Act and Rules therein.

3). As per Regulation no.3 of TS Real Estate Regulatory Authority (General) Regulations, 2023: Quote: **Submission of application and fee for Registration:** "(1) Every application under Section 4 and Section 9 of the Act

shall be submitted online on <http://rera.Telangana.gov.in/> as well as in hard copy....”

Registry is directed to address a letter to the Secretary, TG RERA calling for a report with regard to RERA registration application along with hard copy in line with TG RERA Notification etc. and also to upload this order in web page of Promoter-respondent no.3 having registration no.P02400000159 as per Form 'C' 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.

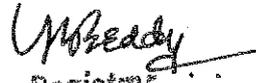
Registry is directed to transmit this order u/s.44(4) to the parties.
Call on 2.3.2026 for filing Inquiry Report.

// BY ORDER //

To

1. The Secretary, TG RERA.
2. All parties.

Copy to
The Registrar, TG RERA


Registrar
Telangana State Real Estate Appellate Tribunal
Government of Telangana
HYDERABAD

// Attested //


Administrative Officer
TELANGANA REAL ESTATE APPELLATE TRIBUNAL
Hyderabad

