

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

Dated: 21st August, 2025

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

Complaint No. 177/2025/TGRERA

Narasimhula Upendra

H.No: 2-10-868/2, bank colony,
Subedari, Opp Forest Office,
Hanmakonda, Warangal, Telangana, 506001

...Complainant

AND

1. M/s R Homes

*(Rep by its Managing Director Smt. Sudha Rani
R/o Door No: 33 & 34, Sai krishna Villas, Flat No. 503, 5th floor,
AS Raju Nagar, Kukatpally, Hyderabad, Telangana, 500072)*

2. Sreenu Prasad

R/o Plot No. 33, Flat No. 204, Bhagyanagar Colony, Usha
Mullapudi road, KPHB, Kukatpally, Hyderabad, 500072

3. Poornachander Rao Gadigottu @Poornaiah

R/o M/s. Mother India Realty Pvt. Ltd.,
Plot No... 40 & 41, Shreays CVR Apartment,
Behind Omni Hospital, Kukatpally,
Hyderabad, 500072

...Respondents

Complaint No. 178/2025/TGRERA

Kollipara Venkateswara Rao

H.No: 1-8-436, Street No. 10,
Opposite Shiv Medical Hall, Chikkadpally,
Hyderabad, Telangana 500020

...Complainant

AND

1. M/s R Homes

*(Rep by its Managing Director Smt. Sudha Rani
R/o Door No: 33 & 34, Sai krishna Villas, Flat No. 503, 5th floor,
AS Raju Nagar, Kukatpally, Hyderabad, Telangana, 500072)*

2. Poornachander Rao Gadigottu @Poornaiah

R/o M/s. Mother India Realty Pvt. Ltd.,
Plot No... 40 & 41, Shreays CVR Apartment,
Behind Omni Hospital, Kukatpally,
Hyderabad, 500072

...Respondents

Complaint No. 179/2025/TGRERA

Sanjeev Kumar Thatipally

Flat 201, Marvel Heights,
Viharika Colony, Behind Bachpan School,
Medipally, Hyderabad - 500098

...Complainant

AND

1. M/s R Homes

*(Rep by its Managing Director Smt. Sudha Rani
R/o Door No: 33 & 34, Sai krishna Villas, Flat No. 503, 5th floor,
AS Raju Nagar, Kukatpally, Hyderabad, Telangana, 500072)*

2. Sreenu Prasad

R/o Plot No. 33, Flat No. 204, Bhagyanagar Colony, Usha
Mullapudi road, KPHB, Kukatpally, Hyderabad, 500072

3. Poornachander Rao Gadigottu @Poornaiah

R/o M/s. Mother India Realty Pvt. Ltd.,
Plot No... 40 & 41, Shreays CVR Apartment,
Behind Omni Hospital, Kukatpally,
Hyderabad, 500072

...Respondents

Complaint No. 180/2025/TGRERA

Karna Sreenivas Rao

H.No: 18-431/3, Mallikarjuna Nagar,
Malkajgiri, Hyderabad, Telangana, 500047

...Complainant

AND

1. M/s R Homes

*(Rep by its Managing Director Smt. Sudha Rani
R/o Door No: 33 & 34, Sai krishna Villas, Flat No. 503, 5th floor,
AS Raju Nagar, Kukatpally, Hyderabad, Telangana, 500072)*

2. Naga Ranganath

R/o H.No: 4-2-44, Palavenkayamma Bazar,
Guntur-522403

3. Poornachander Rao Gadigottu @Poornaiah

R/o M/s. Mother India Realty Pvt. Ltd.,
Plot No... 40 & 41, Shreays CVR Apartment,
Behind Omni Hospital, Kukatpally,
Hyderabad, 500072

...Respondents

Complaint No. 181/2025/TGRERA

Mukkamala Srirama Chandra Murty

8-100/211, Bandari layout, Nizampet,
KV Rangareddy, Qutubullapur, Telangana 500090

...Complainant

AND

1. M/s R Homes

*(Rep by its Managing Director Smt. Sudha Rani
R/o Door No: 33 & 34, Sai krishna Villas, Flat No. 503, 5th floor;
AS Raju Nagar, Kukatpally, Hyderabad, Telangana, 500072)*

2. Anagandula Yellam @ Yellaiah

R/o H.No: 4-84, Cheekod,
village of Musthabad Mandal of Rajanna Sircilla
District-505404

3. Poornachander Rao Gadigottu @Poornaiah

R/o M/s. Mother India Realty Pvt. Ltd.,
Plot No... 40 & 41, Shreays CVR Apartment,
Behind Omni Hospital, Kukatpally,
Hyderabad, 500072

...Respondents

Complaint No. 182/2025/TGRERA

Kattoju Rajesh Kumar

H.No: 1-7-173/k11,
Church Compound,
9th Ward Suryapet, Nalgonda,
Telangana, 508213

...Complainant

AND

1. M/s R Homes

*(Rep by its Managing Director Smt. Sudha Rani
R/o Door No: 33 & 34, Sai krishna Villas, Flat No. 503, 5th floor;
AS Raju Nagar, Kukatpally, Hyderabad, Telangana, 500072)*

2. Poornachander Rao Gadigottu @Poornaiah

R/o M/s. Mother India Realty Pvt. Ltd.,
Plot No... 40 & 41, Shreays CVR Apartment,
Behind Omni Hospital, Kukatpally,
Hyderabad, 500072

...Respondents

Complaint No. 183/2025/TGRERA

Kattoju Rajesh Kumar

H.No: 1-7-173/k11,
Church Compound, 9th Ward Suryapet,
Nalgonda, Telangana, 508213

...Complainant

AND

1. M/s R Homes

(Rep by its Managing Director Smt. Sudha Rani
R/o Door No: 33 & 34, Sai krishna Villas, Flat No. 503, 5th floor,
AS Raju Nagar, Kukatpally, Hyderabad, Telangana, 500072)

2. Naga Ranganath

R/o H.No: 4-2-44, Palavenkayamma Bazar,
Guntur- 522403

3. Poornachander Rao Gadigottu @Poornaiah

R/o M/s. Mother India Realty Pvt. Ltd.,
Plot No... 40 & 41, Shreays CVR Apartment,
Behind Omni Hospital, Kukatpally,
Hyderabad, 500072

...Respondents

Complaint No. 184/2025/TGRERA

Ch. Abhigna

H.No: 16-4-1442(1096),
Flat No. 204, Venkata Padmavathi residency,
Warangal, Telangana, 506002

...Complainant

AND

1. M/s R Homes

(Rep by its Managing Director Smt. Sudha Rani
R/o Door No: 33 & 34, Sai krishna Villas, Flat No. 503, 5th floor,
AS Raju Nagar, Kukatpally, Hyderabad, Telangana, 500072)

2. Sreenu Prasad

R/o Plot No. 33, Flat No. 204, Bhagyanagar Colony, Usha
Mullapudi road, KPHB, Kukatpally, Hyderabad, 500072

3. Poornachander Rao Gadigottu @Poornaiah

R/o M/s. Mother India Realty Pvt. Ltd.,
Plot No... 40 & 41, Shreays CVR Apartment,
Behind Omni Hospital, Kukatpally,
Hyderabad, 500072

...Respondents

Complaint No. 186/2025/TGRERA

Y Jayendra Shanmukh

H. No:6-94/6/1, Huda Phase-II,
Chanda Nagar, Hyderabad, Telanagana, 500050

...Complainant

AND

1. M/s R Homes

(Rep by its Managing Director Smt. Sudha Rani
R/o Door No: 33 & 34, Sai krishna Villas, Flat No. 503, 5th floor,

AS Raju Nagar, Kukatpally, Hyderabad, Telangana, 500072)

2. V. Manoj Kumar

R/o Flat no 507, New mark Prithvi homes,
Kompally, Medchal Malkajgiri district, Telangana-500014

3. Poornachander Rao Gadigottu @Poornaiah

R/o M/s. Mother India Realty Pvt. Ltd.,
Plot No... 40 & 41, Shreays CVR Apartment,
Behind Omni Hospital, Kukatpally,
Hyderabad, 500072

...Respondents

Complaint No. 188/2025/TGRERA

Anumula Sirisha

H.No: 1-7-173/k11,
Churuch Compound, 9th Ward Suryapet,
Nalgonda, Telangana- 508213

...Complainant

AND

1. M/s R Homes

(Rep by its Managing Director Smt. Sudha Rani
R/o Door No: 33 & 34, Sai krishna Villas, Flat No. 503, 5th floor;
AS Raju Nagar, Kukatpally, Hyderabad, Telangana, 500072)

2. Poornachander Rao Gadigottu @Poornaiah

R/o M/s. Mother India Realty Pvt. Ltd.,
Plot No... 40 & 41, Shreays CVR Apartment,
Behind Omni Hospital, Kukatpally,
Hyderabad, 500072

...Respondents

Complaint No. 281/2025/TGRERA

1. Kanakavalli Panguluru

2. Bukka Ram Narayana

3. Eppa Raju

H.No: 16-11-739/A/1/C Pranathi Appts
Flat No. 503, Saroornagar, KV Rangareddy,
P&T Colony, Telangana, 500060

...Complainant

AND

1. M/s R Homes

(Rep by its Managing Director Smt. Sudha Rani
R/o Door No: 33 & 34, Sai krishna Villas, Flat No. 503, 5th floor;
AS Raju Nagar, Kukatpally, Hyderabad, Telangana, 500072)

2. Dasyam Jawahar

R/o Flat No. 202 LBR Prem Estates,

Chanda nagar, Hyderabad, Telangana-500050

3. Dasyam Meena

*W/o Dasyam Jawahar,
R/o Flat No. 202 LBR Prem Estates,
Chanda nagar, Hyderabad, Telangana, 500050*

4. B V Ramana Prasad

*R/o Door No. 33 & 34, Sri Krishna Villas,
Flat No. 503 5" Floor, A.S Raju Nagar,
Kukatpally, Hyderabad 500072*

...Respondents

The present interim order governs the captioned batch of complaints 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”). The Complainants, comprising individual homebuyers, have sought urgent directions against the Respondents for non-completion of the project and failure to hand over possession as per the agreed contractual timelines.

2. The matters were listed for hearing on 25.07.2025, and the Complainants appeared in person. Despite due service of notice with acknowledgment of delivery on record, Respondent No.1 failed to appear before this Authority either in person or through an authorized representative, and has not filed any reply or representation justifying the delay or countering the allegations made.

3. The facts in all complaints arise from a common and connected matrix relating to the below mentioned registered real estate project undertaken by the Respondent No.1, namely:

- a. *Jai Vasavis Bliss Heights”* (RERA Regn. No. **P02200007023**), located at Yamnampet, Ghatkesar, Medchal-Malkajgiri District, Telangana – 501301;

4. The Complainants have raised serious allegations of misrepresentation by the Respondent No.1, including false assurances regarding RERA registration during the “pre-launch” phase and the collection of substantial amounts from prospective buyers well before the project was registered with this Authority. Despite having received significant sums from multiple allottees, the Respondent No.1 has failed to commence or carry out any substantial construction activity for nearly two years since the purported launch of the project.

5. This Authority further notes, with grave concern, that in the present complaints filed before it, 10 Agreements were executed by the Respondent No.1 prior to obtaining RERA registration for the project. The execution of these agreements prior to securing project registration constitutes a clear and direct violation of Section 3(1) of the RE(R&D) Act, 2016, which expressly prohibits a promoter from advertising, marketing, booking, selling or offering for sale, or inviting persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority.

6. Building upon the foregoing observations, this Authority is of the considered opinion that such statutory violation is further compounded by the Respondent No.1's failure to initiate and carry out any construction, despite the lapse of considerable time and receipt of substantial amounts from the allottees. As of July 2025, the progress at the project site remains negligible, with only rudimentary basement-level work having been carried out and no visible activity thereafter. This continued inaction lends serious credence to the apprehensions expressed by the Complainants regarding possible abandonment of the project.

7. From the records available with this Authority, it is further evident that the Respondent No.1 has failed to comply with critical ongoing obligations under the RE(R&D) Act, 2016. Specifically, the Respondent No.1 has not submitted the Quarterly Progress Reports (QPRs) mandated under Section 11(1) of the RE(R&D) Act, 2016. Additionally, there is no submission of the Annual Statement of Accounts and audit report, as required under Section 4(2)(1)(D) of the RE(R&D) Act, 2016. Further discrepancies have also come to light, including the failure to file Form 7 for the financial year 2023–24 for the project 'Jai Vasavis Bliss Heights' which is a mandatory requirement certifying project funds usage by a Chartered Accountant. These lapses reinforce the conclusion that the Respondent No.1 is in default not only in terms of project execution but also in regulatory compliance, thereby undermining transparency and accountability mechanisms under the RE(R&D) Act, 2016.

7. In light of the above findings, and in the larger interest of allottee protection and to prevent further prejudice to the rights of the allottees, this Authority is of the considered view that urgent interim measures are warranted. Accordingly, in exercise of its powers under Sections 36 and 7(3) of the RE(R&D) Act, the following interim directions are hereby issued:

- I. The project titled “*Jai Vasavis Bliss Heights*” bearing Registration No. P02200007023 is hereby placed in **abeyance** with immediate effect, pending further inquiry and final adjudication.
- II. The Respondent No.1 is directed to immediately cease all activities relating to marketing, advertising, booking, offering for sale, selling, or entering into any agreement or inviting person/s to purchase in any manner and transaction in respect of any unit or part thereof in the said project until further orders of this.
- III. Non-compliance with any part of this interim order shall attract consequences under Section 63 of the RE(R&D) Act, including the imposition of penalties for contravention of directions of the Authority.
- IV. TG RERA Registrar is directed to send a certified copy of this Order to the jurisdictional Sub-Registrars concerned with a direction to ensure that no further agreements, conveyances, or sale deeds in respect of units in the above-mentioned project are entertained or registered until further notice from this Authority.
- V. The Authority further directs TG RERA Secretary to immediately take steps for freezing of the designated project bank accounts maintained by the Respondent No.1, with immediate effect, to prevent any potential diversion or dissipation of funds collected from allottees.
- VI. The Secretary, TG RERA, is further directed to ensure that the abeyance status of the above project in this order is clearly reflected and displayed in the webpage of the project registered in TG RERA website, for public awareness and transparency.

8. The matter is posted for further hearing on 22.08.2025. The Respondents is hereby directed to appear before this Authority on the said date, either in person or through an authorized representative, and to submit a detailed written response to the complaints. In the event of continued non-appearance or failure to submit a response, the Authority may proceed to adjudicate the matter based on the material available on record, including taking recourse to ex parte proceedings and further action in accordance with the provisions of the RE(R&D) Act, 2016.

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