

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

Date: 22nd January, 2026

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

COMPLAINT NO. 695/2025/TGRERA

M/s. R.R. Ventures (Partnership Firm), Represented by its Managing Partner B. Subrahmanyam Reddy

(R/o. Plot No. 172, Road No. 13, Jubilee Hills, Hyderabad)

...Complainant

Versus

1. M/s. VSMA Hyderabad Propex Pvt. Ltd., rep. by its Director Mansanpally Kiran Kumar

(located at 16-1-28/47/A/3, Saraswathi Nagar, Saidabad, Hyderabad)

2. M/s. VBHC Hyderabad Value Homes Pvt. Ltd., rep. by its Directors Subham Agarwal, S. Rama Krishna, and Mansanpally Kiran Kumar

(located at 16-1-28/47/A/3, Saraswathi Nagar, Saidabad, Hyderabad)

3. M/s. Pride India Mansions Pvt. Ltd., rep. its M.D. Abdul Haleem Baig

(located at 18-14-6, G.M Nagar, Kanchanbagh, Santhoshnagar Cross Road, Hyderabad.)

...Respondents

INTERIM ORDER

The present Complaint has been filed by the Complainant under Section 31 of the Real Estate (Regulation & 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”).

A. Brief facts of the case as per Form M submitted by the Complainant.

2. It is submitted that the lands situated in Sy.Nos. 864, 865/P, 866, 867, 868, 869, 877/P, 878/P, 879, 880, 881/P and 882/P of Ameenpur, Sangareddy District are inam lands for which ORC had been granted. The Respondent No.2, M/s. VBHC Hyderabad Value Homes Pvt. Ltd., purchased the said lands from the prior agreement holder M/s. Priority Homes Pvt. Ltd. and

the ORC holders during the years 2015–2017. Priority Homes Pvt. Ltd. had already applied for layout approval before HMDA through proceedings No. 200116/LO/Plg/HMDA/2015 dated 02.01.2017 for an extent of 69,524.47 sq.mtrs., covering Plot Nos. 1–275 admeasuring 39,003.53 sq.mtrs. (46,645.64 sq.yds.), for which HMDA demanded development charges. It is submitted that based on the said proceedings, VBHC Hyderabad Value Homes Pvt. Ltd. entered into an Agreement of Sale dated 23.03.2017 with the Complainant M/s. R.R. Ventures for sale of the entire plotted extent of 39,003.53 sq.mtrs. (46,645.64 sq.yds.) in Plot Nos. 1–275 at the rate of Rs.15,000/- per sq.yd. Pursuant thereto, M/s. R.R. Ventures paid a total amount of Rs.6,15,00,000/- to VBHC Hyderabad Value Homes Pvt. Ltd., including Rs.1,00,00,000/- vide cheque dated 22.02.2017, Rs.3,00,00,000/- vide cheque dated 23.03.2017, Rs.1,00,00,000/- in cash as recorded in the agreement, Rs.50,00,000/- vide cheque dated 01.02.2018, Rs.40,00,000/- vide cheque dated 18.05.2018, and a further Rs.25,00,000/- in cash.

3. It is submitted that after payment of development charges and completion of necessary requirements, and with the consent of Priority Homes Pvt. Ltd., HMDA approved the draft layout in favour of VBHC Hyderabad Value Homes Pvt. Ltd. through Permit No. 08/LO/Plg/HMDA/2018 dated 11.05.2018. However, due to financial constraints, VBHC Hyderabad Value Homes Pvt. Ltd. could not undertake development as per the draft layout conditions and was therefore unable to comply with its obligations under the Agreement of Sale dated 23.03.2017. Under such circumstances, VBHC Hyderabad Value Homes requested R.R. Ventures to enter into an agreement with M/s. Pride India Mansion Pvt. Ltd. for sale of 39,789.84 sq.yds. out of 46,645.64 sq.yds., retaining 8,664.04 sq.yds. for R.R. Ventures. Accordingly, VBHC Hyderabad Value Homes and R.R. Ventures executed an agreement dated 21.06.2018 for sale of 39,789.84 sq.yds. to Pride India Mansion. As Pride India Mansion failed to comply with the terms of the said agreement, the agreement dated 21.06.2018 stood cancelled and Pride India Mansion no longer retained any rights in the subject land.

4. It is submitted that M/s BHEL filed W.P. No.18217/2011 challenging the ORC proceedings, and W.P. No.26350/2018 challenging the layout proceedings, and obtained interim orders. The ORC holder also filed W.P. No.25787/2011 against M/s BHEL alleging attempted encroachment beyond the land acquisition award. In W.P. No.26350/2018, R.R. Ventures was impleaded as Respondent No.6, and all writ petitions were disposed of by common order dated 19.06.2023, whereby the ORC was set aside only to the limited extent of Ac.0.06 gts in Sy.No.876 and Ac.1.00 gts in Sy.No.870, remanding the said portion to the Joint

Collector, Medak, for fresh consideration. The layout proceedings were kept in abeyance, with liberty to seek modification by excluding the said portions. It is submitted that due to the pendency of this litigation, the Agreement of Sale in favour of R.R. Ventures could not culminate in execution of sale deeds.

5. It is further submitted that by misrepresenting facts and suppressing the existing Agreement of Sale with R.R. Ventures for the extent of 39,003.53 sq.mtrs. (46,645.64 sq.yds.) in Plot Nos. 1–275, the Respondent VBHC Hyderabad Value Homes Pvt. Ltd., after changing its name to M/s. V.S.M.A. Hyderabad Propex Pvt. Ltd., obtained a modified layout under the name “ASTA Meadows” without securing the consent of R.R. Ventures, thereby causing substantial loss, hardship, and damage to the Complainant. It is submitted that since an Agreement of Sale already exists in favour of R.R. Ventures for the said extent of plotted land, the successor entity V.S.M.A. Hyderabad Propex Pvt. Ltd. has no right or title over the subject plots. It is further submitted that unless a registered agreement is first executed with R.R. Ventures by adjusting the advance amount of Rs. 6,15,00,000/- towards 10% of the sale consideration and collecting 10% towards the remaining plots, the Respondents have no right to sell the subject land to third parties.

6. It is submitted that the Respondents, in violation of RERA provisions, are proposing to alienate the plotted land already under Agreement of Sale with the Complainant, which would not only cause irreparable loss and hardship to R.R. Ventures, who invested substantial amounts in 2017–2018, but would also put third parties at risk of entering into disputed transactions. It is contended that by suppressing the subsisting Agreement of Sale and misrepresenting facts, the Respondents fraudulently obtained layout approval from HMDA and are not entitled to alienate the plots without the Complainant’s consent.

B. Interim Relief Sought

7. Accordingly, the Complainants sought the following interim relief:

- i. *Under the above facts and circumstances, this respected Authority may be pleased to direct the respondents not to alienate or create third party rights in respect of the plots in their real estate project in respect of plotted land admeasuring 39,003.53 sq.mtrs. or 46,645.64 sq.yds in Sy. Nos, 864, 865/P, 866, 867, 868, 869, 877/P, 878/P, 879,880,881/P and 882/P located at Ameenpur, Sangareddy District, Telangana State, in the interest of justice, during the pendency of final decision in the matter.*

8. It is recorded that on 09.12.2025, this Authority, upon hearing the learned counsel appearing for the Complainant and Respondent No.2, and considering that the subject plots are under adjudication, orally directed the Respondents not to undertake any booking, sale or alienation in respect of the project “ASTA Meadows”, as any third-party transactions during pendency would lead to multiplicity of proceedings and irreparable complications.

9. Subsequently, the Complainant placed on record a memo dated 22.10.2026, alleging that despite the said interim oral directions, the Respondents continued bookings and sales in the project, in violation of the directions of this Authority.

10. This Authority is of the considered view that if the subject plots, which are presently under adjudication, are alienated to third parties, the same would seriously prejudice the rights of the parties herein as well as unsuspecting third parties, and would frustrate the very object of adjudication under the RE(R&D) Act.

11. Accordingly, in exercise of powers under the RE(R&D) Act and in the interest of allottees at large, this Authority hereby directs as follows:

i. The Respondents are strictly restrained from undertaking any booking, sale, alienation, advertisement, marketing, or invitation to the public in respect of the concerned plots of the real estate project “ASTA Meadows”, till further orders of this Authority.

12. The matter is posted for further hearing on 17.02.2026.

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**