

**BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY**

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

**Dated: 23<sup>rd</sup> June, 2025**

**Corum:**

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

**Complaint No. 01/2025/TGRERA**

1.Machanuru Narasimha Reddy

2. Shrivari's Brundavan Owners Association

**...Complainant(s)**

**AND**

1. M/S. Shrivari Constructions.

2. Smt. P.Uma Devi,

3. Sri. Sai Chandra Varma,

4. Smt. Soma Vanita Reddy

5. Sri. Soma Shashank Reddy,

6. Mrs. Sama Madhavi Reddy

7. Sri. Anup Dalmia,

8. Sri. Akkiseti Srinivasa Rao

**...Respondent(s)**

**Complaint No. 03/2025/TGRERA**

1. Srikanth Reddy Pasula

2. Pasula Anuradha

3.Shrivari's Brundavan Owners Association

**...Complainant(s)**

**AND**

1. M/S. Shrivari Constructions.

2. Smt. P.Uma Devi,

3. Sri. Sai Chandra Varma, S/O Late Sri. Narayana Raju.

4. Smt. Soma Vanita Reddy

5. Sri. Soma Shashank Reddy,

6. Mrs. Sama Madhavi Reddy,

7. Sri. Anup Dalmia,

8. Sri. Akkiseti Srinivasa Rao,.

**... Respondent(s)**

**Complaint No. 04/2025/TGRERA**

1.Ganga Balaji Busani

2.Shrivari's Brundavan Owners Association

**...Complainant(s)**

**AND**

1. M/S. Shrivari Constructions.

2. Smt. P.Uma Devi,
3. Sri. Sai Chandra Varma,
4. Smt. Soma Vanita Reddy
5. Sri. Soma Shashank Reddy,
6. Mrs. Sama Madhavi Reddy,
7. Sri. Anup Dalmia,
8. Sri. Akkiseti Srinivasa Rao

... Respondent(s).

**Complaint. No. 27//2025/TGRERA**

- 1.G.Anitha
- 2.Shrivari's Brundavan Owners Association

...Complainant(s)

AND

1. M/S. Shrivari Constructions.
2. Smt. P.Uma Devi
3. Sri. Sai Chandra Varma
4. Smt. Soma Vanita Reddy
5. Sri. Soma Shashank Reddy,
6. Mrs. Sama Madhavi Reddy,
7. Sri. Anup Dalmia
8. Sri. Akkiseti Srinivasa Rao

...Respondent(s)

**Complaint. No. 28/2025/TGRERA**

- 1.G.Malla Reddy
- 2.Shrivari's Brundavan Owners Association

...Complainant(s)

AND

1. M/S. Shrivari Constructions.
2. Smt. P.Uma Devi
3. Sri. Sai Chandra Varma
4. Smt. Soma Vanaja Reddy
5. Sri. Soma Shashank Reddy,
6. Mrs. Sama Madhavi Reddy,
7. Sri. Anup Dalmia
8. Sri. Akkiseti Srinivasa Rao

...Respondent(S)

**Complaint. No. 29/2025/TGRERA**

- 1.Venkata Ramanan/ Maradana Harsha Madhuri
- 2.Shrivari's Brundavan Owners Association

...Complainant(s)

**AND**

1. M/S. Shrivari Constructions.
2. Smt. P.Uma Devi
3. Sri. Sai Chandra Varma
4. Smt. Soma Vanaja Reddy
5. Sri. Soma Shashank Reddy,
6. Mrs. Sama Madhavi Reddy,
7. Sri. Anup Dalmia .
- 8.Sri. Akkiseti Srinivasa Rao

**...Respondent(S)**

**Complaint. 32/2025/TGRERA**

- 1.Aruva Laksmi Suresh Reddy
- 2.Shrivari's Brundavan Owners Association

**...Complainant(s)**

**AND**

1. M/S. Shrivari Constructions.
2. Smt. P.Uma Devi
3. Sri. Sai Chandra Varma
4. Smt. Soma Vanaja Reddy
5. Sri. Soma Shashank Reddy,
6. Mrs. Sama Madhavi Reddy,
7. Sri. Anup Dalmia .
8. Sri. Akkiseti Srinivasa Rao

**... Respondent(S).**

**Complaint. 39/2025/TGRERA**

- 1.Ankem Bhuvija Chandra Srilekha
- 2.Shrivari's Brundavan Owners Association

**...Complainant(s)**

**AND**

- 1.M/S. Shrivari Constructions.
2. Smt. P.Uma Devi,
3. Sri. Sai Chandra Varma,
4. Smt. Soma Vanaja Reddy
5. Sri. Soma Shashank Reddy,
6. Mrs. Sama Madhavi Reddy,
7. Sri. Anup Dalmia,
8. Sri. Akkiseti Srinivasa Rao,

**...Respondent(s)**

**Complaint. 40/2025/TGRERA**

- 1.Goli Arun Kumar
- 2.Shrivari's Brundavan Owners Association

**...Complainant(s)**

**AND**

- 1.M/S. Shrivari Constructions.
2. Smt. P.Uma Devi,
- 3.Sri. Sai Chandra Varma,
- 4.Smt. Soma Vanaja Reddy
- 5.Sri. Soma Shashank Reddy,
- 6.Mrs. Sama Madhavi Reddy,
- 7.Sri. Anup Dalmia,
- 8.Sri. Akkiseti Srinivasa Rao,

**...Respondent(s)**

**Complaint. 41/2025/TGRERA**

- 1.M Chamundeswari
- 2.Shrivari's Brundavan Owners Association

**...Complainant(s)**

**AND**

- 1.M/S. Shrivari Constructions.
2. Smt. P.Uma Devi,
- 3.Sri. Sai Chandra Varma,
4. Smt. Soma Vanaja Reddy
- 5.Sri. Soma Shashank Reddy,
- 6.Mrs. Sama Madhavi Reddy,
- 7.Sri. Anup Dalmia,
8. Sri. Akkiseti Srinivasa Rao

**...Respondent(s)**

**Complaint. 50/2025/TGRERA**

- 1.Nikhitha Santhoshi (Rep. By Its Gpa Holder Mandava Venkata Rambabu)
2. Shrivari's Brundavan Owners Association

**...Complainant(s)**

**AND**

- 1.M/S. Srivari Constructions Pvt. Ltd.,
- 2.Smt. P. Uma Devi, Promoter
- 3.Sri. Sai Chandra Varma
4. Smt. Soma Vanaja Reddy
5. Sri. Soma Shashank Reddy
6. Mrs. Sama Madhavi Reddy
7. Sri. Anup Dalmia
8. Sri. Akkiseti Srinivasa Rao

**...Respondent(s)**

**Complainat No. 68/2025/TGRERA**

- 1.Sravanthi Gurijala
2. Shrivari's Brundavan Owners Association

...Complainant(s)

**AND**

- 1.M/S. Srivari Constructions Pvt. Ltd.,
2. P Uma Devi
- 3.Sri. Sai Chandra Varma
3. Smt. Soma Vanita Reddy
4. Sri. Soma Shashank Reddy
5. Mrs. Sama Madhavi Reddy
6. Sri. Anup Dalmia
7. Sri. Akkisetti Srinivasa Rao

...Respondent(s)

**Complainat No. 72/2025/TGRERA**

- 1.Maradana Venkata Ramana
- 2.Maradana G Varaha Lakshmi
3. Shrivari's Brundavan Owners Association

...Complainant(s)

**AND**

1. .M/S. Srivari Constructions Pvt. Ltd.,
2. P Uma Devi
- 3.Sri. Sai Chandra Varma
3. Smt. Soma Vanita Reddy
4. Sri. Soma Shashank Reddy
5. Mrs. Sama Madhavi Reddy
6. Sri. Anup Dalmia
7. Sri. Akkisetti Srinivasa Rao

...Respondent(s)

**Complaint No. 226/2025/TGRERA**

- 1.Matmari Shilpa
- 2.Shrivari's Brundavan Owners Association

...Complainant(s)

**AND**

- 1.M/S. Srivari Constructions Pvt. Ltd., *Rep. By Its Proprietor P. Uma Devi*
2. Sri. Sai Chandra Varma
3. Smt. Soma Vanita Reddy
4. Sri. Soma Shashank Reddy
5. Mrs. Sama Madhavi Reddy
6. Sri. Anup Dalmia
7. Sri. Akkisetti Srinivasa Rao

...Respondent(S)

**Complainant No.251/2025/TGRERA**

- 1.Purra Sridhar
2. Shrivari's Brundavan Owners Association

...Complainant(s)

AND

- 1.M/S. Srivari Constructions Pvt. Ltd.
2. Smt. P. Uma Devi,
3. Sri. Sai Chandra Varma
4. Smt. Soma Vanita Reddy
5. Sri. Soma Shashank Reddy
6. Mrs. Sama Madhavi Reddy

...Respondent(s)

**Address for serving of notice to all the Complainants:**

Shrivari's Brundavan Owners Association  
R/O- H. No.9/1/365/C/31,  
Gandhi Nagar  
Langar House  
Opp. Bapu Ghat, Golconda  
Hyderabad 500008

**Address of the Respondents:**

1. M/S. Shrivaris Constructions.  
R/o E-9, Kodai Apartment  
Hill Colony, Nizampet  
Kukatpally  
Hyderabad 500085

2. Smt. P.Uma Devi,  
R/o-Flat No 507, Sai's Dream Castles,  
Nizampet Road  
Kukatpally, Hyderabad  
Telangana 500085

3. Sri. Sai Chandra Varma,  
R/o-E-9, Kodai Apartment  
Hill Colony, Nizampet  
Kukatpally  
Hyderabad 500085

4. Smt. Soma Vanita Reddy  
R/o-House No. 3-6-444/A/1, Street No.5  
Himayatanagar, Hyderabad 500029

5. Sri. Soma Shashank Reddy,  
*R/o-House No. 3-6-444/A/1, Street No5,  
Himayath Nagar, Hyderabad 500029*

6. Mrs. Sama Madhavi Reddy  
*R/o-Plot No. 32, Moon City Enclave,  
K.K. Phase3 Bandlaguda Jagir Village, Gandipet Mandal  
Rangareddy District*

7. Sri. Anup Dalmia,  
*R/o-Flat No. 304, Gharonda Srinikitan  
3-6-699, Himayatnagar, Street No 12,  
Hyderabad 800029*

8. Sri. Akkiseti Srinivasa Rao  
*R/o-Flat No Gf-101, Sri Enclave  
New Rtc Colony, 4<sup>th</sup> Lane  
Patamata, Autonagar Gate  
Vijaywada, Andhra Pradesh 520010*

**TGRERA PROJECT REGISTRATION NO: P02400006566**  
**COMMON INTERIM ORDER**

This interim order shall apply to all the captioned 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”), seeking directions against the Respondents for failure to complete the project and deliver possession in accordance with the terms of the Agreement for Sale.

2. The present batch of matters came up for hearing before this Authority on 12.06.2025, in the presence of the Complainants in person, the learned Counsel M. Durga Prasad for Respondent Nos. 1 to 3, and Respondent Nos. 4 to 8 appearing in person. Upon hearing the submissions of both parties and considering the materials on record, this Authority, in the exercise of powers conferred under Section 36 of the Act, proceeds to pass the following **INTERIM ORDER**:

3. The present complaints arise from a common factual matrix concerning the residential real estate project titled “*Srivari’s Brundavan*”, bearing Telangana RERA Registration No.

P02400006566, situated at Padmasri Hills, Bandlaguda Jagir Municipality, Gandipet Mandal, Ranga Reddy District.

4. The project is being developed by M/s. Srivari Constructions (Respondent No.1) in collaboration with the landowners (Respondents No. 4 to 8) pursuant to a registered Development Agreement executed in 2021. The total number of residential flats in the project is 80, to be equally divided between the developer and the landowners.

5. Agreements for Sale were executed with individual homebuyers between 2020 and 2024, and possession was contractually promised between February 2023 and May 2024, inclusive of standard grace periods.

6. The complainants, comprising individual allottees and a registered association namely “Shrivari’s Brundavan Owners Association” (applicant in I.A. No. 23 of 2025), have submitted that despite substantial payments often through institutional loans or lifelong savings only around 35% of construction was completed as of November 2024. It is further submitted that all construction activity has been suspended since April 2024, without any intimation, justification, or communication from the developer.

7. It is also brought to the attention of this Authority that during the pendency of these proceedings, and despite directions to the contrary, Respondent No.1 proceeded to register certain units in favour of third parties, in violation of the oral restraint placed by this Authority not to alienate any unit until final adjudication.

8. The latest Encumbrance Certificate filed by the Complainants confirms the said transactions, which demonstrate a deliberate disregard for the Authority's directions and the interests of the allottees.

9. The Respondents have submitted vague and insufficient responses, primarily attributing the delay to personal hardships and financial constraints. However, no credible plan or project completion roadmap has been placed on record. No assurance has been given to the Authority or the allottees regarding the future course of the project.



10. Though the project is validly registered with this Authority until 11.09.2028, as per the RERA certificate, the Agreements for Sale executed with the complainants clearly stipulate the completion date to be 28.12.2023, with a grace period extending up to 31.03.2024. Despite this, there has been no tangible progress on site, and it is evident that the project has remained in a complete state of stasis for over a year.

11. Considering the gravity of the situation and the vulnerability of the homebuyers, this Authority had previously directed Respondents No.1 and 2 to furnish the following details:

- a. A complete list of all allottees;
- b. Present status of the project.
- c. Detailed financial statement, indicating amounts collected from each allottee and whether such amounts have been deposited into the designated project account, in compliance with Section 4(2)(1)(D) of the Act;
- d. A detailed and time-bound roadmap for completion of the project.

12. Despite the directions issued, no such details have been furnished by the Respondents to date. The non-compliance appears willful and indicates a lack of bona fide intent to complete the project.

13. In view of the above circumstances and in order to protect the interest of the allottees and maintain the status quo until final adjudication, this Authority deems it necessary and just to invoke Section 7(3) of the RE(R&D) Act and hereby issues the following interim directions:

- a. The entire project known as “Srivari’s Brundavan” is hereby placed in abeyance, and all Respondents are restrained from 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 Authority considering the multiple grievances filed raising several project related concerns.
- b. The Respondents are strictly directed to immediately furnish to this Authority:
  - i. Complete list of allottees;
  - ii. Project-wise financial statement including amount collected from each allottee;

- iii. Bank statements of the designated project account(s);
- iv. Detailed roadmap and timelines for project completion with articulated detailed plan of raising resources for completing the incomplete part of the project.
- c. Failure to comply with the above directions may result in this Authority initiating proceedings under Section 63 of RE(R&D) Act. for contravention of order
- d. A copy of this Order shall be sent to the Jurisdictional Sub-Registrar, with a direction to ensure that no further sale deeds, agreements, conveyances, or any form of registration in respect of the project “Srivari’s Brundavan” shall be entertained or registered, until further orders of this Authority.
- e. To freeze the designated bank account henceforth.

14. The matter is posted for further hearing on 11.07.2025, on which date the Respondents shall demonstrate full compliance with this order, failing which coercive action under the provisions of the RE(R&D) Act shall follow.

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**