

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

16th Day June 2025

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

COMPLAINT NO.71 OF 2025

M/s SAS I Tower Investors Association

*(rep by B.Chakradhari, SAS I Tower Investors
Association 5-9-22/1/16/2, Milano Residency 1st floor,
Adarshnagar, Near Birla Temple Hyderabad)*

..... Complainant

Versus

M/s SAS I Infratech Ventures Pvt Ltd

*(504, 5th floor, Modern Profound tech park,
Whitefeild Road, Kondapur, Telangana, Hyderabad 500084)*

Sri Gude Venkateshwara Rao

*(Managing Director, SAS IITower Pvt Ltd. R/o
Villa 36, Jayabheri Temple Tree, Narsingi, Nanakramguda,
Rangareddy – 500075)*

Sri Rajkumar Kurra

*(Director- SAS I Tower Pvt Ltd,
R/o Villa 58, Fortune Esmeralda Villa,
Kondapur, Hyderabad 500058)*

Smt. Harvinder Kaur

*(R/o Palm view, Krishna Chowk,
Old Delhi-Gurgaon Road, Sector -19,
Dundahera, Gurugram- 122 016, Haryana)*

Smt. Mohinin Chawla

*(Flat no.104, 1st floor, B-Block
My home Bhooja, Bio diversity circle,
Raidurgam Panmak, Serlingampally Mandal
Rangareddy District- 500081)*

..... Respondent(s)

SUO MOTTO COMPLAINT 208/2025/TG RERA

Mohini Chawla

*(Flat no.104, 1st floor, B-Block
My home Bhooja, Bio diversity circle,
Raidurgam Panmak, Serlingampally Mandal
Rangareddy District- 500081)*

..... Complainant

Versus

M/s SAS I Infratech Ventures Pvt Ltd
(504, 5th floor, Modern Profound tech park, Whitefeild
Road, Kondapur, Telangana, Hyderabad- 500084)

.....**Promoter/Respondent**

The present matters, comprising Complaint No. 71 of 2025 and Suo Motu Proceedings No. 208 of 2025, was heard on 05.03.2025 before this Authority in the presence of all parties. Upon hearing the submissions made by the respective parties, this Authority proceeds to issue the following **Interim directions**:

2. The Complaint 71/2025 has been instituted under Section 31 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as “the Act”) read with Rule 34(1) of the Telangana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred to as “the Rules”).

3. Simultaneously, this Authority has taken up a suo motu proceeding vide Case No. 208/2025 in respect of the same project. Considering the overlapping subject matter and the necessity to avoid multiplicity of proceedings, both the above-captioned complaints have been clubbed for joint adjudication.

4. The suo motu case concerns serious allegations made by the landowners against the promoter, inter alia, pertaining to financial irregularities, diversion and misappropriation of funds collected from allottees/investors. On the other hand, Complaint No. 71/2025 has been filed by an association of allottees raising concerns over the inordinate delay in project execution, seeking appropriate directions for project completion.

5. This Authority notes that the common objective in both complaints is the completion of the project in a timely and lawful manner, while ensuring that the rights and interests of the allottees are duly safeguarded.

6. However, during the course of proceedings, the landowner Mohini Chawla have objected to the locus and credibility of the association of allottees which has filed Complaint No. 71/2025, questioning its legal validity and formation process.

7. In this background, and considering the mandate under Section 11(4)(e) of the RE(R&D) Act which requires the promoter to facilitate the formation of an association or society of allottees the Authority finds it appropriate and necessary to issue the following interim directions in the interest of justice and to ensure effective resolution of the dispute:

A. The complainant association in Complaint No. 71/2025, which claims to represent more than 60% of the allottees, and the Promoter are hereby directed to submit a joint or separate affidavit within seven (07) days from the date of this Order, stating:

- a) Whether the association has been formed in accordance with Section 11(4)(e) of the RE(R&D) Act and if it has been duly registered as per applicable laws;
- b) If already registered, a copy of the registration certificate and governing documents shall be filed;
- c) If not registered, the Promoter is directed to immediately initiate steps for the formation and registration of the association of allottees as mandated under the RE(R&D) Act.

B. Upon constitution and registration of the association, the said association shall be impleaded as a necessary party to complaint no.71/2025 proceedings to ensure complete and effective adjudication.

C. The Respondent Promoter, M/s SAS 1 Infratech Ventures Pvt Ltd is further directed to file a memo disclosing the following particulars:

- a) A comprehensive list of all allottees in the project, along with details of whether they are members of the existing or proposed association;
- b) Copies of executed agreements (such as Agreement for Sale, Allotment Letters, etc.);
- c) Details of consideration amounts received from each allottee till date.

D. The above disclosures shall be submitted on affidavit by the next adjournment date that is 11.07.2025, failing which the Authority shall be constrained to proceed under Section 63 of the RE(R&D) Act.

8. It is clarified that these directions are issued purely as an interim measure to safeguard the interest of allottees and to facilitate the expeditious completion of the project. The Authority shall consider further directions upon compliance with the present Order and shall proceed with final adjudication thereafter.

Sd-
Sri. K. Srinivasa Rao,
Hon'ble Member
TG RERA

Sd-
Sri. Laxmi NaryanaJannu,
Hon'ble Member
TG RERA

Sd-
Dr. N. Satyanarayana, IAS (Retd.),
Hon'ble Chairperson
TG RERA