

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

Dated: 22nd October 2025

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. 147/2024/TG RERA

Maram Srinivas

Versus

M/s Sahiti Infratech Ventures India Ltd.

This Complaint has been 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 TG RE(R&D) Rules”), seeking appropriate reliefs against the Respondent-promoter in respect of a registered real estate project.

2. However, it is brought to the attention of this Authority that the Hon'ble National Company Law Tribunal (NCLT), Hyderabad Bench, vide Order dated 25.04.2025 in Company Petition No. CP(IB) No. 54/07/HDB/2024, has admitted M/s Sahiti Infratech Ventures India Ltd. into the Corporate Insolvency Resolution Process (CIRP) under the provisions of the Insolvency and Bankruptcy Code, 2016 (“IBC”).

3. By virtue of the said order, a moratorium has been declared in terms of Section 14 of the IBC, which, inter alia, restrains, the institution of any suit or continuation of pending proceedings against the corporate debtor, including execution of any judgment, decree, or order; the transferring, encumbering, alienating, or disposing of any assets of the corporate debtor; and any action to foreclose, recover, or enforce any security interest created by the corporate debtor.

4. In view of the statutory moratorium presently in operation, this Authority finds that it cannot proceed to pass an order on merits of the present Complaint at this stage, as doing so would amount to continuation of a proceeding against the corporate debtor in contravention of Section 14 of the IBC.

5. It is further observed that the rights and claims of all allottees, including the present Complainant, will be governed by and subject to the outcome of the insolvency resolution process before the NCLT, Hyderabad.

Accordingly, the Authority passes the following Order:

- a) In view of the moratorium declared by the Hon'ble NCLT, Hyderabad, in CP(IB) No. 54/07/HDB/2024 dated 25.04.2025, the Complaint No. 147/2024/TG RERA is hereby disposed of owing to the operation of moratorium under Section 14 of the IBC.
 - b) The Complainant is at liberty to approach this Authority for revival of the proceedings, if so advised, after the moratorium is lifted or the resolution process reaches finality.
6. The Registry is directed to record closure of the file with liberty to the Complainant as stated above.

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

