

TELANGANA REAL ESTATE APPELLATE TRIBUNAL: HYDERABAD

Krishna Hostel, First Floor, Dr. MCR HRD Institute Campus, Road No.25,
MP & MLAs Colony, Jubilee Hills, Hyderabad-500 033.

CORAM: Hon'ble Sri Justice A. Santhosh Reddy, Chairperson.
Hon'ble Sri P. Pradeep Kumar Reddy, Judicial Member.

T.A.No. 50 of 2026

Between:

M/s Quorizon Spaces, represented by its partner
J.T.Vidya Sagar, Flat No.101, Navya Towers, Road No.1,
Income Tax Colony, SRK Puram, Kothapet, Hyderabad.

...Appellant/Promoter

AND

Secretary Telangana Real Estate Regulatory Authority,
DTCP Building, Ground Floor, 640, A.C. Guards,
Masab Tank, Hyderabad.

...Respondent

Counsel for Appellant : Mr.Ch.Praveen

Respondent : --

Date of Decision : 23.06.2026

ORDER:: (*Per Hon'ble Sri Justice A. Santhosh Reddy*)

This appeal is preferred by the appellant/promoter aggrieved by the Order, dated 09.04.2026, passed by the Secretary, Telangana Real Estate Regulatory Authority, Hyderabad, (hereinafter referred to as 'the Regulatory Authority'), in Form 'D', whereby the Application No.P0220000678, dated 24.02.2026, made by the appellant for rectification of Highrise Residential Project completion period from 3 years to 5 years, as per the revised permission for completion of the project issued by the HMDA/Nizampet Municipal Corporation, has been rejected.

2. The facts of the case, in brief, are that the appellant/promoter had applied for building permission to the HMDA/Nizampet Municipal Corporation, vide application No.010101/BP/HMDA/2082/MED/2022, dated 22.09.2022, for construction of Highrise residential apartment consisting of 3 stilt + 9 upper floors in the land admeasuring 4,366.83 sq.mtrs. situated in Sy.No.332 of Bachupally village and Mandal, Medchal-Malkajgiri District. Accordingly, the HMDA/Nizampet Municipal Corporation, after due verification and procedure

contemplated under the Act, has accorded building permission vide Permit No.010101/BP/HMDA/2082/MED/2022, dated 27.04.2023, for a period of 3 years from the date of issuance of the proceedings. Subsequently, the appellant had obtained Registration Certificate of Project from the Telangana State Real Estate Regulatory Authority, vide Registration No. P02200006322, dated 07.07.2023, which shall be valid from 07.07.2023 to 26.04.2026. It is further stated since the building completion period has been wrongly mentioned as 3 years instead of 5 years in the proceedings, the appellant approached the HMDA/ Nizampet Municipal Corporation and got rectified the building completion period from 3 years to 5 years, vide proceedings dated 27.04.2023. After obtaining the rectified building completion period, the appellant has filed an application, dated 16.02.2026, before the Regulatory Authority seeking to modify the 'Navya Symphony' project completion period from 3 years to 5 years, as per the rectified building completion period issued by the HMDA/Nizampet Municipal Corporation and to issue the revised Registration Certificate of the Project. However, the Secretary, Telangana Real Estate Regulatory Authority vide order, dated 09.04.2026, rejected the said application.

3. Aggrieved by the aforesaid order of the Secretary, Regulatory Authority, dated 09.04.2026, the appellant/promoter filed the present appeal.

4. We have heard the learned Counsel appearing for the appellant/promoter and have gone through the entire material placed on record along with written submissions submitted by him.

5. The point that arises for consideration in this appeal is as under:

"Whether the impugned order, dated 09.04.2026, passed by the Secretary, Telangana Real Estate Regulatory Authority is sustainable in law?"

POINT::

6. A perusal of the record would disclose that the appellant was accorded building permission vide Permit No.010101/BP/HMDA/2082/MED/2022, dated 27.04.2023, for construction of a high-rise residential building consisting of 3 stilt + 9 upper floors in the land in Sy.No.332 situated at Bachupally village and Mandal, Medchal-Malkajgiri District, for a period of 3 years. Subsequently, the appellant had obtained Registration Certificate of Project 'Navya Symphony' from the Telangana State Real Estate

Regulatory Authority, vide Registration No. P02200006322, dated 07.07.2023, which shall be valid from 07.07.2023 to 26.04.2026.

7. The contention of the learned Counsel for the appellant is that the permission for construction of high-rise buildings should have been accorded for a period of 5 years as the building is exceeding 5 floors and as the building completion period has been wrongly mentioned as 3 years instead of 5 years in the proceedings, the appellant approached the HMDA/ Nizampet Municipal Corporation and got modified the building completion period from 3 years to 5 years, vide proceedings dated 27.04.2023. After obtaining the modified building permission, the appellant has filed an application before the Regulatory Authority seeking to modify the 'Navya Symphony' project completion period from 3 years to 5 years, and to issue a revised Registration Certificate of the Project. However, the Secretary, Regulatory Authority rejected the application without assigning any reasons contrary to the provisions contemplated under the provisions of Section 5 (b) of the Act.

8. The impugned order, dated 09.04.2026, passed by the Secretary, Telangana Real Estate Regulatory Authority, reads as under:

"You are hereby informed that your application for correction of project does not comes under correction. Hence, rejected."

9. The Secretary, Regulatory Authority has passed the aforesaid cryptic order without assigning any reasons and without giving an opportunity of being heard in the matter. Sub section (1) of Section 5 (b) of the Act reads as under:

“Reject the application for reasons to be recorded in writing, if such application does not conform to the provisions of this Act or the rules or regulations made thereunder:

Provided that no application shall be rejected unless the applicant has been given an opportunity of being heard in the matter.”

10. The appellant has submitted an application, on 16.02.2026, before the Regulatory Authority for rectification of high-rise residential project completion period from 3 years to 5 years, after obtaining the modified building completion period from the HMDA/Nizampet Municipal Corporation and to issue a revised Registration Certificate of the Project. However, the Secretary, Regulatory Authority rejected the application vide impugned order, dated 09.04.2026, after lapse of nearly two months, that too without assigning any reasons and without affording an opportunity of hearing to the appellant contrary to the provisions of sub

section (1) of Section 5 (b) of the Act. When a Court or Authority passes an order without giving a party an opportunity to be heard, it violates the fundamental legal principle of natural justice known as *Audi Alteram Partem* (the rule of fair hearing). On this ground alone, the impugned order is liable to be set aside.

11. This Tribunal is of the view that the registration of project forms the core and substance of the Act, as it provides a framework for regulation of the sector. Registration process ensures that complete and accurate information is available to the buyers, thereby enhancing the transparency and credibility, and justice to both promoter and allottees. Registration of project reduces the risk of asymmetry of information between seller and the buyer and provides preventative, curable measures to all stakeholders. However, we are of the considered view that extension of RERA registration of a project does not automatically mean that due date of completion as per the signed agreement also gets extended.

12. In the instant case, the appellant/promoter has not applied for extension of registration of the project as contemplated under Section 6 of the Act as there was no *force majeure* reason. Under Telangana Building Rules, permission for construction of high-rise buildings is valid for 5

years. However, building permission has been granted by the HMDA/Nizampet Municipal Corporation vide proceedings, dated 27.04.2023, for a period of 3 years. Based on the said initial permission, the appellant had obtained Registration Certificate of Project from the Regulatory Authority, vide Registration No. P02200006322, dated 07.07.2023, which shall be valid from 07.07.2023 to 26.04.2026. Thereafter, the appellant got modified the building permission for completion of the project from 3 years to 5 years, vide proceedings dated 27.04.2023. When the appellant filed an application to extend the registration validity of the project from 3 years to 5 years on par with the revised project completion period accorded by the HMDA/Nizampet Municipal Corporation, the Secretary, Regulatory Authority rejected the same on the ground that it does not come under correction. Under the Real Estate (Regulation and Development) Act, 2016, the statutory scheme absolutely mandates that project registration, validity and regulations are strictly governed and regulated by the Regulatory Authority. The Regulatory Authority ought to have extended the registration validity of the project from 3 years to 5 years in order to bring the same in conformity with the modified building permission for completion of the project timeline accorded by the HMDA/Nizampet Municipal Corporation. It is apparent on the face of

record that the Regulatory Authority has not applied its mind properly and erroneously rejected the application without assigning adequate reasons and without giving an opportunity of hearing to the appellant. Therefore, the said finding is not sustainable in law. If the project completion timeline is not modified and revised registration certificate is not issued by the Regulatory Authority on par with the revised project completion period of 5 years, the appellant/promoter would be put to hardship in obtaining other permissions such as Occupancy Certificate and water connection from the Municipal authorities etc.,

13. On a cumulative consideration of the entire material available on record, we are of the considered view that the impugned order, dated 09.04.2026 is not sustainable and is liable to be set aside.

14. In the upshot, the appeal is allowed and the impugned order, dated 09.04.2026, passed by the Secretary, Telangana Real Estate Regulatory Authority in Form 'D' is hereby set aside. Further, the Regulatory Authority is directed to modify the project completion timeline from 3 years to 5 years in conformity with the revised project completion period of 5 years issued by the HMDA/Nizampet Municipal Corporation, Bachupally Mandal, Medchal-Malkajgiri District and accordingly issue a revised Registration Certificate of the Project 'Navya Symphony' within a

period of 30 days from the date of receipt of a copy of this order. There shall be no order as to costs.

Pending miscellaneous applications, if any, shall stand closed.

Registry is hereby directed to transmit a copy of this order to the parties and the learned Regulatory Authority as per section 44 (4) of the Act.

Sd/-

A. SANTHOSH REDDY, J
(CHAIRPERSON)

Sd/-

P. PRADEEP KUMAR REDDY
(JUDICIAL MEMBER)

23.06.2026
GSN