

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY
[Under the Real Estate (Regulation and Development) Act, 2016]

Complaint No. 413 of 2025 (Penalty Order)

Dated: 24th August 2026

Quorum: **Sri Laxmi Narayana Jannu, Hon'ble Member**
 Sri K. Srinivasa Rao, Hon'ble Member

Between

Thumma Srinivas
Vankina, Allu and Partners Advocates,
Flat No. 301, K.K. Plaza, 100 feet Road,
Ayyappa Society, Madhapur,
HITEC City Road, Hyderabad,
Telangana- 500081.

...Complainant

And

1. M/s Manik Infra,
Rep by its Partner, Sri. Bellal Shashank Reddy,
Flat No. 303, Surya Towers, Pragathi Nagar,
Nizamabad, Telangana- 503001.
2. Sri Akula Subash
H. No. 5-10-19, Yellamagutta,
Nizamabad, Telangana- 503003.
3. Sri Gajawada Pradeep
H. No. 7-9-28, Marwadigalli,
Nizamabad, Telangana- 503001.
4. Sri Bellal Praveen Kumar
H. No. 9-8-109, Gajulpet,
Nizamabad, Telangana- 503001.

...Respondent(s)

This Authority, vide Order dated 23.07.2026 in Complaint No. 413/2025/TGRERA, held that the Respondent No.1, M/s Manik Infra, represented by its Partner, Sri. Bellal Shashank Reddy, and Respondent Nos.2 to 4, namely Sri Akula Subash, Sri Gajawada Pradeep and Sri Bellal Praveen Kumar, being the developer and landowners respectively, are promoters of the project "Mahadev Heights" within the meaning of Section 2(zk) of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the RE(R&D) Act, 2016"). The Authority further held that the Respondents had sold Flat No.205 in the said project by executing a registered Sale Deed dated 23.02.2023, prior to obtaining mandatory registration of the project with the Telangana Real Estate Regulatory Authority, and concluded that the Respondents violated the provisions of Section 3 of the RE(R&D) Act, 2016

The findings rendered by this Authority in its Order dated 23.07.2026 are extracted hereunder:

“Accordingly, this Authority holds that Respondent No. 1 and Respondent Nos. 2 to 4, being promoters of the project ‘Mahadev Heights’, have contravened the provisions of Section 3 of the RE(R&D) Act, 2016 by effecting the sale of the Scheduled property prior to obtaining registration from this Authority. The subsequent registration of the project on 07.07.2023 does not obliterate or condone the violation, which stood completed on the date the apartment was sold.”

Further, this Authority held as under:

“Consequently, this Authority is satisfied that Respondent No. 1 and Respondent Nos. 2 to 4 have contravened the provisions of Section 3 of the RE(R&D) Act, 2016 and are liable to be proceeded against for imposition of penalty under Section 59 of the RE(R&D) Act, 2016.”

Directions of the Authority:

In light of the foregoing observations and findings, and in exercise of the powers conferred under Section 38 read with Section 59 of the RE(R&D) Act, 2016, this Authority hereby issues the following directions, for violation of the provisions of Section 3 of the RE(R&D) Act, 2016, for selling and collecting consideration in respect of Flat No.205 in the project “Mahadev Heights” prior to obtaining mandatory registration of the project with this Authority.

- a) Accordingly, a penalty of ₹10,82,776/- (Rupees Ten Lakhs Eighty-Two Thousand Seven Hundred and Seventy-Six Only) is hereby imposed upon Respondent Nos. 1 to 4 jointly for the said violation. The Respondents are directed to remit the said penalty to the TG RERA Fund within a period of thirty (30) days from the date of receipt of this Order, either by way of Demand Draft or through online transfer to Account No. 50100595798191, HDFC Bank, IFSC Code: HDFC0007036.
- b) The Respondents are hereby informed that failure to comply with the directions issued herein shall attract further penal consequences under Section 63 of the RE(R&D) Act, 2016, without any further notice.

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

Sd/-
Sri Laxmi Narayana Jannu,
Hon’ble Member,
TG RERA