

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

Complaint No. 206 of 2025 (Penalty Order)

Dated: 24th August 2026

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

Between

Chinthakindi Chakrapani

(R/o H.No. 12-1-279/1, Anand Nagar Colony, Road No. 2,
Bandlaguda, Nagole, Hyderabad - 500068.)

...Complainant

Versus

M/s. Gopi Krishna Infra & Developers, Rep by its Partners

1. Sri Tati Upendranath

2. Malgireddy Yugandar Reddy

(Office at H.No. 5-5-140/1, 2nd Floor, Vanasthali Hills,
Saheb Nagar, Opp. Mangalya Shopping Mall,
Vanasthalipuram, Hyderabad - 500070.)

3. Mr. Parashuram

(Real Estate Agent - Impleaded Respondent No. 3)

(Office at H.No. 5-5-140/1, 2nd Floor, Vanasthali Hills,
Saheb Nagar, Opp. Mangalya Shopping Mall,
Vanasthalipuram, Hyderabad - 500070.)

...Respondents

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This Authority, vide Order dated 22.06.2026 in Complaint No.206/2025/TG RERA, held that Respondent Nos.1 and 2 had accepted advance amounts and entered into an Agreement of Sale in respect of plots in their project "GK Renuka Highway City" without obtaining mandatory registration with Telangana Real Estate Regulatory Authority, and had thereby violated the provisions of Section 3(1) of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the RE(R&D) Act, 2016").

The said Order further held that the Complainant, Sri Chinthakindi Chakrapani, and Respondent No.3, Mr. Parasuram, had acted as real estate agents in respect of the project "GK Renuka Highway City" without obtaining mandatory registration under Section 9(1) of the RE(R&D) Act, 2016, and were liable for imposition of penalty under Section 62 of the RE(R&D) Act, 2016.

The findings rendered by this Authority in its Order dated 22.06.2026 are extracted hereunder:

With regard to Respondent Nos. 1 and 2:

“Accordingly, this Authority holds that Respondent Nos. 1 and 2 have committed a clear and established violation of Section 3(1) of the RE (R&D) Act, 2016, by structuring and executing an arrangement for the marketing and resale of plots in the project ‘GK Renuka Highway City’ through an intermediary, and by accepting advance consideration in connection therewith, prior to obtaining mandatory RERA registration. The said violation attracts penal consequences under Section 59 of the RE (R&D) Act, 2016.”

With regard to the Complainant:

“Accordingly, this Authority holds that the Complainant, Sri Chinthakindi Chakrapani, by booking 12 plots with the admitted intent of selling them to third parties within a stipulated period and without obtaining registration as a real estate agent under Section 9 of the RE (R&D) Act, 2016, has acted in the capacity of a real estate agent and has thereby violated the provisions of Section 9(1) of the Act.”

With regard to Respondent No. 3:

“By acting as a real estate agent and facilitating the sale and marketing of plots in the project ‘GK Renuka Highway City’ without obtaining the mandatory registration under Section 9(1) of the Act, Respondent No. 3 has committed a clear violation of the said provision, which attracts penal consequences under Section 62 of the RE (R&D) Act, 2016.”

The aforesaid findings establish the violations committed by Respondent Nos.1 and 2, the Complainant and Respondent No.3, and the matter is accordingly taken up for imposition of penalty in accordance with the provisions 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 and Section 62 of the RE(R&D) Act, 2016, this Authority hereby issues the following directions, for violation of the provisions of Section 3(1) of the RE(R&D) Act, 2016 by Respondent Nos.1 and 2 and violation of Section 9(1) of the RE(R&D)

Act, 2016 by the Complainant and Respondent No.3 in respect of the project “GK Renuka Highway City”.

- a) Accordingly, a penalty of ₹3,69,314/- (Rupees Three Lakhs Sixty-Nine Thousand Three Hundred and Fourteen Only) is hereby imposed upon Respondent Nos.1 and 2 for the said violation. The Respondent Nos.1 and 2 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) Accordingly, a penalty of ₹1,00,000/- (Rupees One Lakh Only) is hereby imposed upon the Complainant, Sri Chinthakindi Chakrapani, for violation of Section 9(1) of the RE(R&D) Act, 2016. The Complainant is 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.
- c) Accordingly, a penalty of ₹1,00,000/- (Rupees One Lakh Only) is hereby imposed upon Respondent No.3, Mr. Parasuram, for violation of Section 9(1) of the RE(R&D) Act, 2016. Respondent No.3 is 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.
- d) The Respondent Nos.1 and 2, the Complainant and Respondent No.3 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