

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

Dated: 5th March 2026

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. 65/2026/TG RERA

Smt., Anireddy Madhavi Reddy,
R/o. H. No: 3-37, Flat No.902, Block No. 19
My Home Vihanga Gopena Pally,
Financial Dist., Serilingampalle,
K.V. Ranga Reddy
Telangana State-500046.

...Complainants

Versus

1. M/s. Parijatha Homes & Developers Pvt. Ltd.,
having its Corporate Office at 1st Floor,
Meenakshi House, Road No.7,
Banjara Hills, Hyderabad 500 034

OR

Flat no. 109, 1st floor, G.B.S. enclave,
Motivalley, beside SBI, Tirumalgery,
Secunderabad, Telangana, India, 500015

2. M/s. Mareechi Homes Pvt. Ltd.,
having registered office at Flat No. 106,
Sy-100/East Wing Block, R.V. Manyatha Apts.,
PJR Enclave Road, ICRISAT Colony Road,
Miyapur, Hyderabad, Telangana - 500050,

3. Sri. T. Naresh Kumar
s/o. Sri. T. Anjaiah, Managing Director
at M/s. Parijatha Homes & Developers Pvt. Ltd
R/o H.No.8-2-293/82/B/58,
Gayathri Hills, Jubilee Hills, Hyderabad.

4. Mr. Komatireddy Adi Reddy,
Partner at M/s. Marcechi Homes Pvt. Ltd.,
R/o H.No: 8-9, Yellupally, Siddipet,
Palamakula, Siddipet-502375, Telangana.

5. Mr. Gangam Indra Sena Reddy,
Partner at M/s. Mareechi Homes Pvt. Ltd.,

R/o Flat No. 106, East Wing,
RV Manyata Apartments, PJR Road,
ICRISAT Colony, Hyderabad-500050

...Respondents

The present Complaint has been filed by the Complainant under Section 31 of the Real Estate (Regulation & 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”).

2. The present Complaint has been filed by the Complainant under Section 31 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as “the Act”), read with the applicable Rules, complaining of multiple violations committed by the Respondents in respect of the residential apartment project originally marketed as “PARIJATHA PRIME” and subsequently renamed “MAREECHI’S AADHYA”, situated at Adibatla Village, Ibrahimpatnam Mandal, Ranga Reddy District, Telangana.

3. The grievance of the Complainant, in substance, is that despite having collected the entire sale consideration at an early stage, the Respondents failed to register the project under the Act, failed to obtain statutory approvals including HMDA building permission, failed to commence or complete lawful construction, and thereafter illegally transferred development rights inter se between themselves without the consent of the allottees or approval of this Authority. It is further alleged that the Respondents unilaterally altered allotments, changed the project name, extended possession timelines, and continued to market and advertise the project under different names, thereby creating uncertainty and jeopardising the rights of existing allottees.

4. The Complainant and Respondent No. 1 entered into a duly executed Agreement of Sale dated 27.07.2021 in respect of Flat No. 408 (East Facing) situated on the 4th Floor, Block-E, admeasuring 1,140 sq. ft., in the project then known as “Parijatha Prime”. Under the said Agreement of Sale, the total sale consideration was fixed at Rs. 24,00,000/- (Rupees Twenty-Four Lakhs Only). It is further borne out from the record that subsequent to the inter-se arrangements between the Respondents, the Complainant was issued a fresh allotment letter dated 09.09.2025, whereby Flat No. 308 (East Facing) situated on the 3rd Floor, Block-B,

admeasuring 1,244 sq. ft., in the project subsequently renamed as “*Mareechi’s Aadhya*”, was unilaterally allotted to the Complainant in substitution of the earlier allotted unit. The said fresh allotment was issued despite the Complainant having already paid the entire sale consideration in respect of the originally allotted flat, and was accompanied by a demand for additional amounts on account of increased built-up area.

5. The change in allotment and revision of the possession timeline are stated to have arisen pursuant to Memoranda of Understanding dated 14.02.2025 and 03.11.2025, executed inter se between the Respondent Nos. 1 and 2. Prima facie, the said MoUs are arrangements internal to the Promoters, to which the Complainant is neither a signatory nor a consenting party. Such inter-se arrangements cannot, at this stage, be relied upon to dilute, defer, or extinguish the rights accrued in favour of the Complainant, particularly after receipt of the entire sale consideration.

6. Pending final disposal of the Complaint, the Complainant has sought the following Interim relief:

- i. *Restrain the Promoters from alienating, creating third-party interests in, or encumbering any portion of the Project land common areas, or unsold units in the "PARIJATHA PRIME" and "MAREECHI'S AADHYA" project until the final disposal of the Complaint.*

7. The present matter was taken up for hearing before this Authority on 13.02.2026, upon perusal of the pleadings, documents placed on record, and having regard to the allegations relating to non-registration of the project, absence of statutory approvals, illegal transfer of development rights, and continuing advertisements under different project names, this Authority is of the considered view that a prima facie case is made out for grant of limited interim protection to preserve the subject matter of the Complaint. Therefore, upon examining the material available on record, due consideration of the facts and in the exercise of the powers vested in this Authority under Section 36 of the RE(R&D) Act, 2016, the following interim directions are hereby issued:

“The Respondents / Promoters are hereby restrained from alienating, mortgaging, encumbering, or creating any third-party interests whatsoever in respect of Flat No. 308 (East Facing) situated on the 3rd Floor, Block-B in Project “Parijatha Prime”, situated in Survey No.

299 & 300 of Adibatla Village, Ibrahimpatnam Mandal, this interim order shall remain in force until further orders”.

8. The matter is posted for further hearing on 17.03.2026

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

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

