

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

**Complaint No. 298 of 2024**  
**26<sup>th</sup> April, 2025**

**Corum:**           **Dr. N. Satyanarayana, IAS (Retd.), Hon'ble Chairperson**  
                          **Sri LaxmiNarayanaJannu, Hon'ble Member**  
                          **Sri K. SrinivasaRao, Hon'ble Member**

Keerthi Cheekoty  
(R/o- Sreenath Chinta  
PruthviAdithya Belmont Greene Villas  
Villa No. 63, Ramchandrapuram  
Tellapur, Telangana 502032)

**...Complainant**

Versus

M/s Rochishmati Infra Projects Pvt. Ltd  
(Rep. by NagamSrikanth Reddy(Managing Director)  
and G. Chandrasekhar Reddy(Director)  
501, 5<sup>th</sup> floor, Plot No. 267, SKAY Heights  
Narsingi Village, GandipetMandal  
Hyderabad, Ranga Reddy District  
Telangana-500089 )

**...Respondent(s)**

The present matter filed by the Complainant herein came up for hearing on 10.04.2025 before this Authority in the presence of representative of the Complainant Sri Sreenath Chinta, and Counsel for Respondent B Ravindra Reddy and upon hearing the arguments, this Authority passes the following **INTERIM ORDER:**

2. The Complainant filed the present Complaint 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 “Rules”) seeking interim directions from this Authority to direct the Respondent for:

- I. Immediate permanent repair/fixing of all water seepage damages in the flat*
- II. Immediate fixing of power supply meter/connection*
- III. Permission to start interior works inside the flat*

3. The present Complaint has been filed under Section 31 of the Real Estate (Regulation and

Development) Act, 2016 (hereinafter referred to as “the Act”) seeking redressal of grievances arising from the inordinate delay in handing over possession of a unit and non-provision of essential amenities, despite execution of the registered Sale Deed.

4. The Complainant submits that she had booked a 2BHK flat bearing No. 502 in Block “G” of the project “Noveo Homes”, measuring approximately 1200 sq. ft., and entered into an Agreement of Sale with the Respondent on 23.12.2017. It is stated that the Complainant has paid the entire sale consideration as per the said agreement.

5. Subsequently, the Complainant executed a registered Sale Deed with the Respondent on 24.01.2022. However, despite the execution of the Sale Deed, the Respondent has failed to hand over possession of the said unit to the Complainant. The mentioned date for completion of construction of the said property under the Agreement of Sale dated 23.12.2017 was 31.08.2019 with a grace period of 6 months.

6. It has been further submitted that the Complainant was compelled into paying an additional amount of ₹15,000/- to the site supervisor for installation of an electricity meter, which remains uninstalled to date. Upon visiting the premises, the Complainant observed extensive water seepage affecting walls and door frames. The Complainant contends that multiple requests to the Respondent for rectification and possession have yielded no response or action.

7. This Authority has examined the material on record, including the submissions made by the Complainant during the course of the hearing. Despite being afforded three opportunities to file a reply, the Respondent has failed to submit any response or counter submissions to the allegations made in the Complaint.

8. When queried during the hearing regarding the status of possession and provision of basic amenities, the Respondent failed to offer any cogent explanation or justification. The Authority notes with concern that despite the execution of the Sale Deed on 24.01.2022 wherein possession was declared to have been delivered the Complainant continues to be deprived of actual, physical possession and is unable to occupy the unit for want of essential amenities.

9. This Authority is of the considered view that the failure to provide electricity connection and the existence of significant water seepage constitute a serious breach of the Respondent's obligations under the said Act and the agreement between the parties. These deficiencies not only frustrate the Complainant's right to enjoy the property but also render the premises uninhabitable.

10. The Authority also takes note that the Complainant has fully discharged her obligations under the Agreement of Sale and has even borne additional financial burden post-registration, yet continues to suffer inconvenience and denial of possession. This contravenes the intent and purpose of the RE(R&D) Act, which seeks to ensure timely possession, transparency, and protection of consumer rights in the real estate sector.

11. In view of the above facts and circumstances, and considering the urgency of the matter, this Authority is inclined to exercise its powers under Sections 36 and 37 of the Act to issue interim directions to protect the interests of the allottee and ensure that the unit is made habitable.

12. Accordingly, the Respondent is hereby directed as follows:

- a. To immediately rectify all instances of water seepage in Flat No. 502, Block "G" and ensure the premises are rendered free from leakage and moisture-related damage.
- b. To provide a functioning electricity connection to the said unit forthwith, and ensure that all electrical installations and fittings are in operational condition.
- c. The Respondent shall not, in any manner, obstruct or interfere with the Complainant's interior works in the concerned flat.

13. The Authority notes that these interim measures are essential to protect the rights of the Complainant and do not cause any prejudice to the Respondent, who has already transferred title through a registered sale deed.

14. Non-compliance with the directions contained herein shall attract appropriate action under the applicable provisions of the Act.

15. The matter is hereby posted for hearing on 11.06.2025.

**Sd/-**  
**Sri. K. Srinivas Rao,**  
**Hon'ble Member**  
**TG RERA**

**Sd/-**  
**Sri. Laxmi NaryanaJannu,**  
**Hon'ble Member**  
**TG RERA**

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

