

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

26th September 2026

**Coram: Sri K.S. Sreenivasa Raju, IAS (Retd.), Hon'ble Chairperson
Sri Laxmi Narayana Jannu, Hon'ble Member
Sri K. Srinivasa Rao, Hon'ble Member**

Complaint No. 15 of 2024

**In Between
NCC Limited
RNR Developers LLP**

.... Complainants

Versus

- 1. Propcare Developers Pvt. Ltd. (formerly known as M/s Mantri Developers Pvt Ltd.)**
- 2. M/s Jubilee Hills Landmark**
- 3. Indian Bank**
- 6. Mr. N Venkata Subhash**
- 7. Dr. R. Sunil Reddy**
- 9. Mrs. Divya Anne**
- 10. Mr. Anne Venkata Satyanaryana**
- 11. Mr. Anne Sujatha**
- 12. Mr. Setty Raja Gopal**
- 13. Mrs. Setty Mallika Rani**
- 14. Mrs. Dr. N.V Naveena**

.... Respondents

IA:112/2025

**Indian Bank
Mantri Developers Pvt Ltd.
M/s Jubilee Hills Landmark**

...Applicant

...Respondents

INTERIM ORDER

1. This Interlocutory Application, IA No. 112 of 2025, has been filed by Respondent No.3/Indian Bank under Order IX Rule 7 of the Code of Civil Procedure, 1908, read with Section 5 of the Limitation Act, 1963, seeking to set aside the ex-parte order dated 04.05.2024. Heard learned counsel for the Respondent no.3 as well as learned counsel for the Complainants and the other Respondents present.
2. The Bank has explained the delay in filing the present application on the ground that its erstwhile empanelled counsel neither communicated the dates of hearing nor filed the requisite reply, on account of which the Bank remained unaware of the ex-parte order in IA 28 of 2024 in CC:15 of 2024, dated 04.05.2024 until its newly engaged counsel brought the same to its notice. The Respondent no.3, holding an equitable mortgage

over a substantial share of the project property that forms the subject-matter of the present proceedings, is a necessary and crucial party, without whose presence complete and effective adjudication cannot proceed. The delay in filing the present application is, accordingly, condoned.

3. However, the prayer to set aside the ex-parte order dated 04.05.2024 cannot be granted. The record establishes that notice of the proceedings was duly served on the Bank, and the explanation that its erstwhile counsel failed to communicate the hearing dates or file a reply discloses, at best, an internal lapse attributable to the Respondent no.3's own arrangements for the conduct of its litigation, and does not constitute sufficient cause to recall the order or the protective directions issued thereunder for safeguarding the mortgaged property pending adjudication. The reasons assigned by the Respondent no.3 are, therefore, unacceptable and insufficient to justify setting aside the ex-parte order in IA 28 of 2024.
4. Accordingly, IA No. 112 of 2025 is allowed only to the extent of permitting Respondent No.3/Indian Bank to enter appearance and participate in the proceedings henceforth. The ex-parte order dated 04.05.2024 and the directions issued thereunder shall continue to stand, remain operative, and be binding on Respondent No.3, and are not set aside or recalled.
5. Respondent No.3 shall file its counter in CC.no 15 of 2024 before 30.09.2026.

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

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

Sd/-
Sri K.S. Sreenivasa Raju, IAS (Retd)
Hon'ble Chairperson
TG RERA