

TELANGANA REAL ESTATE REGULATORY AUTHORITY

DTCP Building, Ground floor
640, AC Guards, MasabTank, Opp: PTI Building, HYDERABAD.

PUBLIC NOTICE

It is hereby brought to the notice of the general public that several complaints have been received by this Authority against the promoters/ developers, namely *M/s Krithika Infra Developers Pvt. Ltd.* and *M/s Krithika Infra Developers*, represented by their Managing Directors, **Mr. D. Srikanth S/o D.Gopal**, **Mr. Shashikanth S/o D.Gopal**, **D.Gopal** and **Smt.Radhabukya** .

The complainants have stated that they entered into Agreements of Sale with the aforementioned entities for the purchase of plots in the project titled "*Sheshadri's Silver Oak*", situated in Survey No. 215 of Boduppall Village, Medipally Mandal, Medchal-Malkajgiri District, and have paid either full or part consideration amounts towards the sale of the said plots.

However, it has been alleged that despite receipt of such amounts, the promoters/ developers have failed to execute and register the sale deeds in favour of the respective purchasers. Furthermore, the present whereabouts of the said promoters/ developers are reportedly unknown.

Aggrieved by the said inaction, the complainants have approached this Authority seeking appropriate directions for refund of the amounts paid and initiation of legal action against the promoters/ developers under the applicable provisions of law.

As per Section 3(1) of the Real Estate (Regulation and Development) Act, 2016:

"No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under the said Act."

It is observed that the project "*Sheshadri's Silver Oak*" situated at Boduppall Village, Medipally Mandal, Medchal-Malkajgiri District is not registered with Telangana Real Estate Regulatory Authority (TG RERA). No application has been submitted by the

promoters for registration of the said project under the provisions of the Act. They have not obtained requisite building permissions and layout permissions from local competent authorities i.e HMDA and GHMC.

This Authority, vide Case No. 115/2024 dated 30.12.2024, has imposed a penalty of ₹9,96,050/- on *M/s Krithika Infrastructure Pvt. Ltd.* for engaging in marketing and advertising activities in violation of Section 3 of the Real Estate (Regulation and Development) Act, 2016.

Further, in terms of Section 13(1) of the Act: "A promoter shall not accept a sum more than ten per cent of the cost of the apartment, plot, or building, as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale with such person and registering the said agreement for sale under any law for the time being in force."

Contrary to the above provision, *M/s Krithika Infra Developers Pvt. Ltd.* and *M/s Krithika Infra Developers* have collected amounts exceeding the prescribed limit from allottees without executing and registering any written agreement for sale.

It is evident that the said entities have fraudulently collected substantial amounts from the general public without fulfilling their legal obligations, thereby cheating and misleading innocent allottees.

In view of the above, the general public is hereby cautioned and strictly advised not to enter into any transactions or purchase any plots in the real estate projects purported to be promoted by *M/s Krithika Infra Developers Pvt. Ltd.* and *M/s Krithika Infra Developers*.

[As approved by the Authority]

Sd-
Secretary
TG RERA