

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

Complaint No. 221 /2025/TGREERA (Penalty Order)

Date: 16th January, 2026

Quorum: **Dr. N. Satyanarayana, IAS (Retd.), Hon'ble Chairperson**
Sri K. Srinivasa Rao, Hon'ble Member
Sri Laxmi Narayana Jannu, Hon'ble Member

1. Yarlagadda Ammaji

2. Yarlagadda Atchyuta Ramayya,

R/o. H.No.37-18/16/2, Plot No.821, Defence Colony,
Near Sainikpuri Shopping Center, Sainikpuri,
Malkajgiri, Hyderabad - 500094

...Complainants

Versus

M/s B.V.R. Infra Developers Pvt. Ltd.,

Represented by its Managing Director Mr Bainaboina Venkateswarlu,
O/o. Plot No.31, H.No.8-15-120/C/3/FF, Chintalakunta,
L.B. Nagar Circle, Saroor Nagar, Hyderabad – 500074

...Respondent

The above-named Complaint No. 221 of 2025 has been filed by the Complainant before the Telangana Real Estate Regulatory Authority (hereinafter referred to as “the Authority”) against the Respondents in respect of the project titled “S.V. Electronic City–3” situated in Survey No. 138, Sirigiripur Revenue Village, Maheshwaram Mandal, Ranga Reddy District. Upon adjudication of the issues arising in the present complaint, this Authority passed orders dated:29.11.2025 in CC NO.221 of 2025 holding that the Respondent had advertised, marketed and sold open plots in the said project without obtaining mandatory registration from this Authority, thereby contravening the provisions of Sections 3 and 4 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as “the RE(R&D) Act, 2016”).

2. The findings of the Authority in its orders dated:29.11.2025 in CC No.221 of 2025 are as follows: -

Upon careful examination of the pleadings, documents, and submissions made by both parties, it is observed that the Complainants had booked a residential plot bearing No. 100, admeasuring 167 square yards, in the project titled “S.V. Electronic City-3”, situated at Survey No. 138 (actually Survey No. 136), Sirigiripur Revenue Village, Maheshwaram Mandal, Ranga Reddy District, for a total sale consideration of ₹23,00,091/-. Out of the said amount, the Complainants have paid ₹20,00,000/- between 31.01.2022 and 24.04.2022 through cheque and cash payments. Subsequently, an Agreement of Sale dated 13.06.2023 was executed between the parties, wherein it was stipulated that the said plot would be registered within sixty (60) days from the date of the agreement, subject to release of the plot from an existing HMDA mortgage.

This Authority, during the course of proceedings, issued a Show Cause Notice to the Respondent for violation of Sections 3 and 4 of the Real Estate (Regulation and Development) Act, 2016, in respect of the said project. However, the Respondent failed to file any reply or explanation to the said notice. In its counter, the Respondent merely stated that its company is registered with the Telangana State Real Estate Regulatory Authority under a certificate dated 22.01.2022, which it claims to be still valid. However, the Respondent neither provided a registration number of the project nor produced a copy of such registration certificate in support of its contention.

Upon verification of records available with this Authority, it is found that the certificate referred to by the Respondent pertains to a different project titled “S.V. Golden City-V”, situated in Survey Nos. 62P and 63P at Ramanuthula Village, Amangal Mandal, Ranga Reddy District, registered under Project Registration No. P02400003957 dated 22.01.2022, valid up to 17.12.2023. It is therefore evident that the registration cited by the Respondent pertains to a different project altogether and is unrelated to the project in question, i.e., “S.V. Electronic City-3”.

The HMDA draft layout approval dated 11.05.2022 placed on record by the Respondent reveals that the project “S.V. Electronic City-3” pertains to open plots

in Survey Nos. 136 (Part) and 138 (Part), admeasuring a total extent of 26,619.22 square metres, situated at Sirigiripur Village, Maheshwaram Mandal, Ranga Reddy District. This layout is clearly distinct from the registered project referred to by the Respondent and falls within the purview of the present complaint. Further, the said layout clearly corresponds to the land on which the Respondent has developed the project titled “S.V. Electronic City–3.”

In this context, it is relevant to refer to Section 3(1) of the Real Estate (Regulation and Development) Act, 2016, which categorically provides that: “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 this Act.”

The exemption provided under Section 3(2)(a) of the RE(R&D) Act, applies only to projects where the land proposed to be developed does not exceed 500 square metres, or where the number of apartments proposed does not exceed eight, inclusive of all phases. In the present case, the project “S.V. Electronic City–3” clearly involves development over an extent of 26,619.22 square metres, which far exceeds the exempted limit prescribed under the RE(R&D) Act, thereby mandating registration of the project with this Authority prior to any advertisement, booking, sale, or collection of consideration from allottees.

Further, under Section 4 of the RE(R&D) Act, every promoter is required to make an application for registration of a real estate project along with all requisite disclosures. In the present case, there is no evidence on record to show that the Respondent had ever applied for such registration. On the contrary, the material on record shows that the Respondent has entered into an Agreement of Sale with the Complainants and collected substantial amounts without obtaining registration, thereby contravening Sections 3 and 4 of the RE(R&D) Act.

The plea of the Respondent that the Company is registered based on the certificate pertaining to “SV Golden City–V”, cannot absolve it of the statutory obligation to register the specific project “S.V. Electronic City–3.” Each project is required to be separately registered under Section 3 of the RE(R&D) Act, and the

registration obtained for a different project cannot be extended or applied to another distinct project.

Accordingly, this Authority holds that the Respondent has violated Sections 3 and 4 of the Real Estate (Regulation and Development) Act, 2016, by marketing, booking, and collecting consideration for plots in an unregistered project titled "S.V. Electronic City-3." Therefore, the Secretary of TG RERA is directed to initiate steps against the Respondent under Section 59 of the RE(R&D) Act, for the said violation.

Directions of the Authority:

3. In light of the findings recorded above and in exercise of the powers conferred under Sections 37 and 38 of the Real Estate (Regulation & Development) Act, 2016, this Authority issues the following directions:
 - a) For violation of the provisions of Section 3(1) of the RE(R&D) Act, 2016, on account of advertising, marketing and selling plots in the project "S.V. Electronic City-3" without obtaining mandatory registration, Respondent is held liable for imposition of penalty under Section 59 of the Real Estate (Regulation and Development) Act, 2016. Accordingly, the Respondent is hereby directed to pay a penalty of Rs.7,91,507 /- (Rupees Seven Lakhs ninety-one thousand, five hundred and seven only) within a period of thirty (30) days from the date of receipt of this order, in favour of the TGRERA Fund, either by way of Demand Draft or through online transfer to Account No. 50100595798191, HDFC Bank, IFSC Code: HDFC0007036.
 - b) The Respondent is 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.

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

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

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