

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY
[Under the Real Estate (Regulation and Development) Act, 2016]
Complaint No. 449 of 2025

Dated: 22nd June, 2026

Quorum: **Sri Laxmi Narayana Jannu, Hon'ble Member**
 Sri K. Srinivasa Rao, Hon'ble Member

Sesham Gnana Divya
*(R/o Flat G2, Heeramothi pride apartment,
V Cube street, Venkataramana colony,
Kistareddypet, Sangareddy, Telangana - 502319.)*

...Complainant

Versus

M/s Krichi Builders, represented by

1. Chinna Kalyan Chakravarthy Sanakkayala
*(R/o Krichi Builders LLP, Flat 207,
Swapna Skydeck Apartment, Jai Bharat Nagar,
Hydernagar, Samatha Nagar, Kukatpally,
Hyderabad, Telangana – 500085)*

2. M Venkateshwar Rao
*(R/o Krichi Builders LLP, Flat 404,
Swapna Skydeck Apartment, Jai Bharat Nagar,
Hydernagar, Samatha Nagar, Kukatpally,
Hyderabad, Telangana - 500085)*

...Respondents

This complaint was filed by the Complainant under the Real Estate (Regulation and Development) Act, 2016 (“the RE(R&D) Act”) against the Respondents in respect of the project “Heeramothi Pride” developed by Krichi Builders LLP, which is not registered with this Authority.

2. On 02.09.2025, the case was called. The Complainant was present, whereas the Respondents remained absent and there was no representation on their behalf. No acknowledgment was received. This Authority directed issuance of appropriate fresh notices and Show Cause Notice to the Respondents in respect of the unregistered project “Heeramothi Pride” for violation of Sections 3 and 4 of the RE(R&D) Act. The Complainant was permitted to effect personal service of the notice and Show Cause Notice and to file proof of service. The matter was thereafter adjourned to 07.10.2025.

3. On 07.10.2025, the case was called. The Complainant was present, whereas

Respondents 1, 2 and 3 remained absent, with no representation on their behalf. The Complainant had not filed proof of service. At the request of the Complainant, the matter was adjourned to 10.12.2025, as compliance was stated to be in progress and for the filing of a counter by the Respondents.

4. On 10.12.2025, the matter was called. Both parties remained absent, and there was no representation on their behalf. Accordingly, fresh notices were issued, and the matter was adjourned to 28.01.2026.

5. On 28.01.2026, the case was called. Both parties were absent, and there was no representation on their behalf. Fresh notices were again issued, and the matter was adjourned to 10.03.2026.

6. On 10.03.2026, the case was called. Both parties remained absent, and there was no representation on their behalf. Fresh notices were once again issued, and the matter was adjourned to 15.01.2026.

7. On 15.01.2026, the case was called. Both parties again remained absent, and there was no representation on their behalf. In the circumstances, the matter was reserved for orders with an observation that the Complaint be dismissed for non-prosecution.

8. Having regard to the aforesaid, this Authority is of the considered view that the Complainant has failed to diligently prosecute the present Complaint, despite being afforded ample opportunity. In the absence of any explanation for the repeated non-appearance, the Complaint deserves to be dismissed for non-prosecution. Accordingly, Complaint No. 449 of 2025 is hereby dismissed for non-prosecution. There shall be no order as to costs.

9. Before parting, this Authority deems it necessary to record that this Authority had directed issuance of Show Cause Notice to the Respondents in respect of the project “Heeramothi Pride” for contravention of Sections 3 and 4 of the RE(R&D) Act on account of non-registration of the project. The dismissal of the present Complaint shall not, in any manner, affect or prejudice the said proceedings. This Authority, therefore, directs the Secretary, TG RERA, to take further appropriate action in accordance with the law.

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

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