

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY
[Under the Real Estate (Regulation and Development) Act, 2016]
Complaint No. 274 of 2024

Dated: 22nd June 2026

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

Dharmareddy Raghunandan Reddy
R/o LG's Suchitra Classic, Flat -516,
Suchitra circle, Jeedimetla Village,
Medchal-Malkajgiri Dist.-500067

...Complainant

AND

- 1. M/s Bhuvanteza Infra Projects Private Limited, Represented by Managing Director**
Mr. Chekka Venkata Subrahmanyam
R/o Bhuvan Teza Infra Projects PVT Ltd,
8-2-348/7/6, Rd:2, Nagarjuna Hills,
Punjagutta, Hyderabad-500082.
- 2. Mr. Chekka Venkata Subrahmanyam, Managing Director**
R/o Bhuvan Teza Infra Projects PVT Ltd,
8-2-348/7/6, Rd:2, Nagarjuna Hills,
Punjagutta, Hyderabad-500082
- 3. Smt. Chekka Bhagya Lakshmi**
R/o Flat C-110, Jayabheri Orange County,
Road;2, Financial District,
Nanakramguda, Telangana - 500032
- 4. Mr. Jerripothula Phane Bhushana Rao**
R/o. 1-1-401/1/1/, Flat 401, Sirish Enclave,
Gandhi Nagar, near Andhra café,
Secunderabad -500080
- 5. Mr.Jerrippthula Raj Kumar**
R/o. 1-1-401/1/1/, Flat 401, Sirish Enclave,
Gandhi Nagar, near Andhra café,
Secunderabad -500080
- 6. N. Suyanarana Reddy**
Prop: Devas Infra Ventures Pvt Ltd.,
Flat No 303. SwathibAppartments,
Manikonda, Hyderabad, 500080

...Respondents

This complaint was filed by the Complainants under the Real Estate (Regulation and Development) Act, 2016 (“the RE(R&D) Act”) against the Respondents in respect of the project Happy Homes-I. On 19-12-2024, when the matter was called, neither the Complainant nor the Respondents appeared before this Authority. The matter was accordingly adjourned. Accordingly, directions were issued for the issuance of fresh notices to the Respondents.

2. Thereafter, the matter was listed on 31.01.2025. On the said date also, neither the Complainant nor the Respondents appeared before this Authority. Subsequently, on 18.02.2025, the Complainant remained absent, while learned counsel appearing for Respondent Nos.1 to 3 entered appearance and filed Vakalatnama on their behalf. The matter was thereafter adjourned for further proceedings.

3. On 19.03.2025, neither party appeared before this Authority. Thereafter, on 12.04.2025, the Complainant appeared and filed an application seeking impleadment of M/s. Devas Infra as a party respondent, while the Respondents remained absent. The matter was subsequently listed on 12.06.2025, 11.07.2025 and 14.08.2025, on all of which dates neither the Complainant nor the Respondents appeared or made any representation before this Authority.

4. On 29.10.2025, the Complainant appeared and pursued the impleadment application seeking addition of M/s. Devas Infra as Respondent No.2. The Complainant was also permitted to effect substituted service of notice upon the Respondents. Further, a Show Cause Notice was directed to be issued for alleged violations of Sections 9 and 10 of the RE(R&D) Act. Thereafter, on 10.12.2025, the Complainant appeared while the Respondents remained absent.

5. The impleadment application was allowed and the Complainant was directed to effect substituted service upon Respondent Nos.1 to 6 and file proof of service. However, on the subsequent dates of hearing i.e., 28.01.2026, 26.03.2026 and 29.04.2026, neither the Complainant nor the Respondents appeared before this Authority nor was any representation made on their behalf. The matter was accordingly reserved for orders.

6. This Authority has carefully examined the record. It is observed that despite several opportunities being granted and repeated adjournments over a considerable period of time, the Complainant has failed to diligently prosecute the present Complaint. Though certain interlocutory applications were filed and orders were passed thereon, the Complainant failed to comply with the directions issued by this Authority regarding effecting substituted service and filing proof of service. Thereafter, the Complainant remained absent on the subsequent dates of hearing. The Respondents have also remained absent on several occasions. The

conduct of the parties, particularly the continued non-appearance of the Complainant and failure to take steps for further prosecution of the matter, clearly indicates lack of interest in pursuing the present Complaint. Accordingly, this Authority is of the considered view that no useful purpose would be served by keeping the present Complaint pending and the same is liable to be dismissed for non-prosecution.

7. Having regard to the aforesaid, this Authority is of the considered view that the Complainants have failed to diligently prosecute the present Complaint, despite being afforded ample opportunity. In the absence of any explanation for their continued non-appearance, the Complaint deserves to be dismissed for non-prosecution.

8. Accordingly, Complaint No. 274 of 2024 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 during the course of proceedings, M/s. Deva Infra was impleaded as Respondent No.6. Upon examination of the material available on record, it was observed that the said entity was acting as a real estate agent in relation to the subject project without obtaining registration as required under Sections 9 and 10 of the Real Estate (Regulation and Development) Act, 2016. Accordingly, a Show Cause Notice was issued to M/s. Deva Infra for the alleged contravention of the aforesaid provisions. The dismissal of the present Complaint for non-prosecution shall not, in any manner, affect or prejudice the said proceedings. This Authority, therefore, directs the Secretary, TG RERA, to proceed with the said Show Cause Notice and take appropriate action in accordance with law.

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

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