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

Complaint No. 297 of 2026

Dated: 26th October, 2026

Quorum: **Sri. K.S. Sreenivasa Raju, I.A.S., (Retd.), Hon'ble Chairman**
Sri Laxmi Narayana Jannu, Hon'ble Member
Sri K. Srinivasa Rao, Hon'ble Member

Mahamad Rafioddin, S/o Riyazzudin MD
R/o H.No.17-1-335/A/30/8,
Khalander Nagar, Santosh Nagar, Saidabad,
Hyderabad, Telangana -500059

… Complainants

Versus

1. **Sri Laxmi Estates and Constructions Pvt. Ltd,**
Represented by its Director Abburi Jhonny,
H.No. 9 & 10, Alapati Enclave, 2nd Floor,
Sai Nagar Colony, Road No. 1, Near Hotel Swagath Grand,
Alkapuri 'X' Road, Nagole, Hyderabad, Telangana – 500068

2. **Abburi Johnny S/o. A. Pullaiah,**
R/o Flat No. 412, Block-B, Jewel Garden,
Miyapur, Serlingampally Mandal,
Ranga Reddy District, Telangana – 500049

3. **Bathula Laxmi Kumari,**
R/o. Flat No.202, Plot No. 103,
Devuluri Home, Madhava Nagar Colony,
Miyapur, Ranga Reddy District, Telangana – 500049

4. **Shikillametla Geetha D/o. S Dhanumantri,**
R/o. H.No. 3-3-174, Masjid Gally, L B Nagar,
Saroornagar, Ranga Reddy District, Telangana - 500035

… Respondents

The present matter, filed by the Complainant herein, came up for hearing before this Authority on 16.10.2026. Upon hearing the submissions of the learned counsel for the Complainant, this Authority passes the following INTERIM ORDER:

2. The present Complaint has been filed under Section 31 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "Act") read with Rule 34(1)

of the Telangana Real Estate (Regulation and Development) Rules, 2017 (hereinafter referred to as the "Rules"). The Complainant has sought, inter alia, the following interim relief:

> a. *Direct the Respondents more specifically the R3, their agents, representatives, or any person claiming through them, not to alienate, transfer, encumber, mortgage or create any third-party rights in respect of the Schedule B Property, being the land admeasuring 121 Sq. yards in Survey No. 729/A/2/1/1/1/1/1/2 (which corresponds to Plot No.40 under Schedule A Property);*

3. The Complainant has contended that pursuant to an Agreement of Sale dated 07.01.2024, he had paid an amount of Rs.5,00,000/- towards the total sale consideration for purchase of Plot Nos. 53 & 76 in project 'Kalpatharuvu-3' situated in Bachannapeta Village, Jangaon District, Telangana.

4. Subsequently, it came to the Complainant's knowledge that the Respondents did not possess any lawful right, title or interest over the property, and upon confrontation regarding the same, the Respondents compelled him to purchase alternative plots. Pursuant to which the Complainant and the Respondents entered into another Agreement of Sale dated 27.09.2024 in respect of Plot Nos.39 and 40 admeasuring 242 Sq. yards situated at Aragudem Village.

5. Complainant further contended that the Respondents demanded an additional 1,00,000/- stating that without such further payment, the registration would not be proceeded with. He contended that in the apprehension of losing the entire invested amount, he had paid an additional 1,00,000/- rupees for these substituted plots. As a partial compliance, Respondents had executed a Sale Deed only in respect of Plot No. 39 in Survey No. 729/A/2/1/1/1/1/1/2, admeasuring an extent of 121 Sq. yards situated at Aragudem, Mootakondur Village & Mandal, Yadadri Bhuvanagiri District, admeasuring 121 sq. yards, vide Document No. 10469/2025 dated 28.05.2025 but had failed to execute a Sale Deed in respect of Plot No. 40, by stating non-availability of registration slots as the reason for non-registration.

6. It is further alleged that the Respondents have illegally demanded an enhanced sale consideration than what was agreed upon in order to register the second Plot in Complainant's favour and have threatened to create third party interests if the Complainant failed to pay the demanded amount. Hence, the present complaint.

7. Respondents were absent on the last three hearings and there was no representation on their behalf. In view of the interim relief sought by the Complainant and the apprehension expressed regarding the creation of third-party rights in respect of Plot No. 40, in Survey No. 729/A/2/1/1/1/1/1/2, admeasuring an extent of 121 Sq. yards situated at Aragudem, Mootakondur Village & Mandal, Yadadri Bhuvanagiri District, Telangana, and having regard to the averments made in the Complaint and the documents relied upon by the Complainant, which remain uncontroverted at this stage, this Authority considers it appropriate to preserve the subject matter of the Complaint pending further adjudication.

8. However, the absence of the Respondent and non-filing of the Counter shall not, by themselves, be construed as an admission of the allegations made by the Complainant, and the observations contained herein are confined solely to the limited consideration of the interim relief sought.

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9. Upon consideration of the submissions made and the Agreements of Sale, payment receipts and other material placed on record, this Authority is of the prima facie view that the Respondents' previous conduct of entering into an Agreement of Sale without holding title to the property, coupled with the failure to honour the terms of the present Agreement of Sale for the substituted property gives rise to an apprehension that the Respondent may again deal with the subject plot in a manner prejudicial to the Complainant.

10. Hence, the Authority is of the view that permitting the Respondents to alienate, transfer, encumber or create third-party interests in the said plot during the pendency of the Complaint may result in creation of further third-party rights and may frustrate or render ineffective any final relief that may ultimately be granted. The balance of convenience, therefore, lies in preserving the subject plot until the next date of hearing.

11. Accordingly, in exercise of the powers conferred under Section 36 of the Real Estate (Regulation and Development) Act, 2016, read with Rule 34(1) of the Telangana Real Estate (Regulation and Development) Rules, 2017, Respondent Nos. 1 to 4 are hereby restrained from alienating, transferring, encumbering, mortgaging or from creating any third-party rights or interests in respect of Plot No. 40, in Survey No. 729/A/2/1/1/1/1/1/2, admeasuring an extent of 121 Sq. yards situated at Aragudem, Mootakondur Village & Mandal, Yadadri Bhuvanagiri District, until further orders of this Authority.

12. The matter is posted to 10.12.2026 for further hearing. The Respondents shall file their Counter. The interim protection granted herein shall remain operative until the next date of hearing, subject to further orders of this Authority. Any violation of the interim directions contained herein shall invite appropriate action under Section 63 of the Real Estate (Regulation and Development) Act, 2016.

Sd/-	**Sd/-**	**Sd/-**
Sri K. Srinivasa Rao,	**Sri Laxmi Narayana Jannu,**	**Sri. K.S. Sreenivasa Raju, I.A.S., (Retd.),**
Hon'ble Member,	**Hon'ble Member,**	**Hon'ble Chairman**
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