

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

Dated: 16th December, 2025

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

Complaint No. 61/2025/TG RERA (Penalty Order)

Bandaru Krishnaveni
*33-142/1/A, Rajeev Gandhi Nagar,
Road No-6, Ida Jeedimetla,
Suraram, Qutubulapur Mandal
Malkajgiri District, Hyderabad-500055,*

...Complainant

Versus

M/s Tripura Constructions, represented by

- 1. Mr Pasupuleti Sudhakar (Managing Partner)**
- 2. Mr Pasupuleti Suresh (Executive Director)**

*Pillar No: #C1708 Mahaveer Radiance 2nd Floor,
Road No.36, Above Samsung Store, Jubilee Hills,
Hyderabad-500033.*

...Respondents

Complaint No. 62/2025/TG RERA (Penalty Order)

Bandaru Ganesh Kumar
*33-142/1/A, Rajeev Gandhi Nagar,
Road No-6, Ida Jeedimetla,
Suraram, Qutubulapur Mandal
Malkajgiri District, Hyderabad-500055,*

...Complainant

Versus

M/s Tripura Constructions, represented by

- 1. Mr Pasupuleti Sudhakar (Managing Partner)**
- 2. Mr Pasupuleti Suresh (Executive Director)**

*Pillar No: #C1708 Mahaveer Radiance 2nd Floor,
Road No.36, Above Samsung Store, Jubilee Hills,
Hyderabad-500033*

...Respondents

Bandaru Swami Naidu

*33-142/1/A, Rajeev Gandhi Nagar,
Road No-6, Ida Jeedimetla,
Suraram, Qutubulapur Mandal
Malkajgiri District, Hyderabad-500055,*

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Versus

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- 1. Mr Pasupuleti Sudhakar (Managing Partner)**
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...Respondents

The above-named complaints were filed by the Complainants before the Telangana Real Estate Regulatory Authority (hereinafter referred to as “the Authority”) against the Respondents in respect of the project titled “*Tripura Sukriti*”. Upon adjudication of the said complaints, this Authority, vide its order dated 09.10.2025, passed in Complaint Nos. 61 of 2025, 62 of 2025 and 63 of 2025, recorded detailed findings holding that the Respondents had advertised, marketed and sold plots in the said project without obtaining mandatory registration, thereby violating 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”). In view of the said violations, this Authority made the following observations as under.

*“This Authority has carefully examined the pleadings, documents, and submissions made by the Complainants and the Respondents. The primary issue for consideration is whether the Respondents have violated Sections 3 and 4 of the Real Estate (Regulation and Development) Act, 2016, by advertising, marketing, and selling plots in the project titled “*Tripura Sukriti*” situated near Toopran, without obtaining registration from this Authority.*

This Authority had issued a Show Cause Notice dated 03.04.2025 for violation of Section 3 & 4 by the Respondents. The Respondents had filed their reply to this Show Cause Notice on 02.07.2025, in which they stated that they had entered into Agreement of Sale dated 13.07.2022 with M/s M.V. Developers and others for acquisition of approximately 100 acres of land at Lingareddypeta village, Manoharabad mandal, Medak District to develop the project named

“Tripura Sukruti”. However, the Respondents stated that after entering into possession and commencing preliminary development works, they discovered serious and material encumbrances on the property, including pending litigations that were fraudulently suppressed by the landowners. Owing to these legal impediments the Respondents cancelled the project and consequently no RERA registration was sought by them.

However, it is an admitted fact, as evidenced from the pleadings and the Memoranda of Understanding executed between the parties, that the Respondents had marketed and sold plots to the Complainants under a “pre-launch” scheme in the said project. The Respondents have themselves acknowledged in their counter that an MOU dated 25.01.2023 was entered into with the Complainant in Case No. 61/2025 and that similar transactions were made with the other Complainants in Case no 62/2025 and 63/2025. Such acknowledgment constitutes a categorical admission that consideration was accepted towards the sale of plots in a proposed real estate project that was not registered with this Authority at the material time.

Section 3(1) of the RE(R&D) Act, 2016 provides in unequivocal terms that no promoter shall advertise, market, book, sell, or offer for sale any plot, apartment, or building in any real estate project without registering the said project with the Real Estate Regulatory Authority established under the RE(R&D) Act, 2016. Section 4 further mandates that every promoter shall make an application for registration by submitting the prescribed documents, including sanctioned plans, layout approvals, title deeds, and other relevant permissions, before commencing any activity of marketing or sale. These provisions are substantive in nature and are intended to ensure transparency, accountability, and protection of the interests of allottees.

The plea taken by the Respondents that the underlying land transaction with M/s M.V. Developers and others could not be completed owing to disputes and pending litigations is wholly immaterial to the statutory mandate under Sections 3 and 4 of the RE(R&D) Act, 2016.

The Authority observes that the Respondents have, by their own admission, collected substantial sums from each of the Complainants ₹27,00,000/-, ₹18,00,000/-, and ₹18,00,000/- respectively towards the sale consideration for plots in the proposed project. These acts squarely constitute the very activities that Section 3(1) expressly prohibits in the absence of registration. The so-called “pre-launch” offer relied upon by the Respondents stands directly opposed to the legislative intent of curbing unregulated marketing and sale of unapproved projects.

This Authority holds that the promoter’s obligation under Section 3 is absolute and mandatory, and any act of advertisement or sale without prior registration amounts to a contravention inviting penal consequences under Section 59 of the RE(R&D) Act, 2016.

In the present case, the Respondents’ conduct of executing MOUs and accepting sums of money from the Complainants for specific plots without obtaining registration reflects a deliberate disregard of the statutory framework.

In view of the foregoing and the documentary record, this Authority is satisfied that the Respondents have violated Sections 3 and 4 of the Real Estate (Regulation and Development) Act, 2016, by advertising, marketing, and selling plots in the unregistered project “Tripura Sukriti.” Such acts not only contravene the mandatory provisions of the R E(R&D) Act, 2016 but also defeat its core objectives of consumer protection, transparency, and accountability.

Accordingly, the Respondents are held to have committed a clear and deliberate violation of Sections 3 and 4 of the R E(R&D) Act, 2016 by marketing and selling plots in an unregistered project without obtaining necessary statutory approvals and registration from this Authority and is therefore liable to be penalised under Section 59 of the R E(R&D) Act, 2016.”

Directions of the Authority:

In light of the foregoing observations and findings, and in exercise of the powers conferred under Sections 35, 37 and 38 of the RE(R&D) Act, 2016, this Authority hereby issues the following directions:

- a)** For violation of the provisions of Sections 3(1) and 4(1) of the RE(R&D) Act, 2016, on account of advertising, marketing and selling plots in an unregistered project, the Respondent is held liable for imposition of penalty under Section 59 of the RE(R&D) Act, 2016. Accordingly, the Respondent is hereby directed to pay a penalty of ***Rs. 39,20,263/- (Rs. Thirty-nine lakhs, twenty thousand and two hundred sixty-three)*** 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–Promoter is hereby restrained from advertising, marketing, booking, selling or offering for sale, or inviting persons to purchase in any manner any plot or interest in the project titled “Tripura Sukriti”, which has been stated to have been cancelled, or in respect of the said land, without obtaining all requisite statutory approvals and prior registration with this Authority as mandated under the RE(R&D) Act, 2016.
- c)** In view of the Respondent’s own admission that the project “Tripura Sukriti” has been cancelled, the Respondent is directed not to undertake any further development, marketing or sale activity in respect of the said project or the subject land, unless and until a fresh application for registration is duly submitted and approved by this

Authority in accordance with the provisions of the RE(R&D) Act, 2016 and the rules made thereunder.

d) 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

