

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

[Under the Real Estate (Regulation and Development) Act, 2016]

Dated: 26th March, 2026

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. 837/2025/TG RERA

Krishna Rao Doddapuneni,
H.NO: 6-1/55, Plot-10/C,
SJB Hills, Bachupally,
Medchal - Malkajgiri,
Hyderabad Telanagana 500090.

...Complainants

Versus

Pasupuleti Sudhakar
TRIPURA CONSTRUCTIONS,
2ND FLOOR, Mahaveer Radiance,
Pillar No. #C1708, Road No. 36,
above Samsung Store, CBI Colony,
Jubilee Hills, Hyderabad, Telangana 500033.

...Respondents

The present Complaint has been filed by the Complainant under Section 31 of the Real Estate (Regulation & 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").

2. The present Complaint has been filed by the Complainant under Section 31 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the Act"), read with the applicable Rules, complaining of the failure and deficiency on the part of the Respondent, namely TRIPURA CONSTRUCTIONS, in completing the construction, executing registration, and handing over possession of Flat No. A-412, Tower-A, in the project "GREEN ALPHA", despite having received the entire sale consideration from the Complainant as per the Agreement of Sale.

3. It is the specific case of the Complainant that despite repeated requests, the Respondent has neither completed the construction of the subject flat nor proceeded with its

registration, and has failed to provide any clear communication regarding the status of the project. It is further submitted that the Respondent's management and office staff have remained unresponsive to calls and emails made by the Complainant seeking updates on construction and registration, evidencing deficiency in service and lack of transparency. The Complainant has placed on record copies of email correspondence and chat communications in support of the said averments.

4. The Complainant and the Respondent entered into an Agreement of Sale in respect of Flat No. A-412, situated in Tower-A, 4th Floor, admeasuring 2020 Sq. Ft. (including common areas), along with one car parking space, in the project "Tripura Green Alpha", constructed over various survey numbers situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District, Telangana. As per the terms of the said Agreement, the Respondent had agreed to complete the construction and hand over possession by July 2024. It is the case of the Complainant that the entire sale consideration has been paid and duly acknowledged by the Respondent; however, despite such payment, the Respondent has neither completed the construction nor proceeded with registration of the subject flat.

5. The Complainant and the Respondent entered into a duly executed Agreement of Sale dated 16.12.2021 in respect of Flat No. A-412, situated on the 4th Floor, Tower-A, admeasuring 2020 sq. ft. (including common areas), along with proportionate undivided share of land admeasuring 60.09 sq. yards, in the project "Tripura Green Alpha" located at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District, Telangana. Under the said Agreement of Sale, the total sale consideration was fixed at Rs. 34,65,000/- (Rupees Thirty-Four Lakhs Sixty-Five Thousand Only), which has been paid in full by the Complainant through bank transactions, as acknowledged by the Respondent. As per the terms of the Agreement, the Respondent had undertaken to complete the construction and hand over possession of the said flat by July 2024, with a grace period of six months as per the provisions of the Act.

6. Pending final disposal of the Complaint, the Complainant has sought the following interim relief:

- i. *To restrain the Respondent from alienating, registering, or creating any third-party interest in respect of Flat No. A-412, Tower-A, in the project “Tripura Green Alpha”, in violation of the Agreement of Sale dated 16.12.2021;*

7. The present matter was taken up for hearing before this Authority on 26.03.2026, wherein the Complainant was present and the Respondent was also present. Upon consideration of the matter, the Respondent was directed to serve a copy of the Complaint. Further, having regard to the apprehension expressed by the Complainant and to protect the subject matter of the dispute, this Authority deemed it appropriate to grant interim protection and accordingly directed that no third-party interest shall be created in respect of the subject flat.

8. Therefore, upon examining the material available on record, and having regard to the facts and circumstances of the case, and in exercise of the powers vested in this Authority under Section 36 of the Real Estate (Regulation and Development) Act, 2016, this Authority is of the considered view that a prima facie case is made out for grant of interim protection. Accordingly, the following interim direction is hereby issued:

“The Respondent / Promoter is hereby restrained from alienating, registering, encumbering, or creating any third-party interest whatsoever in respect of Flat No. A-412, Tower-A, in the project ‘Tripura Green Alpha’, situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District, Telangana, and this interim order shall remain in force until further orders.”

9. The matter is posted for further hearing on 23.04.2026.

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

