

**BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY**

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

**18<sup>th</sup> September, 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. 185/2025/TGRERA**

**Chilakalapudi Venkateswara Rao**

*Plot No 29, Balaji Anjanadri gated community,  
kanchavani singaram, Ghatkesar, Hyderabad-500039*

**...Complainant**

AND

**1. M/s R Homes**

*(Rep by its Managing Director Smt. Sudha Rani  
R/o Door No: 33 & 34, Sai krishna Villas, Flat No. 503, 5th floor,  
AS Raju Nagar, Kukatpally, Hyderabad, Telangana, 500072)*

**2. Anagandula Yellam @ Yellaiah**

*R/o H.No: 4-84, Cheekod,  
village of Musthabad Mandal of Rajanna Sircilla  
District-505404*

**3. V Manoj Kumar**

*R/o- Flat No. 507, New Mark Prithvi Homes  
Kompally, Medchal-Malkajgiri  
Telangana 500014*

**3. Poornachander Rao Gadigottu @Poornaiah**

*R/o M/s. Mother India Realty Pvt. Ltd.,  
Plot No... 40 & 41, Shreays CVR Apartment,  
Behind Omni Hospital, Kukatpally,  
Hyderabad, 500072*

**...Respondent(s)**

The present interim order governs the captioned complaint filed under Section 31 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "RE(R&D) 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 urgent directions against the Respondents for non-completion of the project and failure to hand over possession as per the agreed contractual timelines.

2. The matters were listed for hearing on 22.08.2025, and the Complainant and N. Haricharan, Counsel for the Respondent No. 3&4 and Respondent No.2 appeared in person. Despite due service of notice with acknowledgment of delivery on record, Respondent No.1 failed to appear before this Authority either in person or through an authorized representative, and has not filed any reply or representation justifying the delay or countering the allegations made.

3. The present complaint pertains to the registered real estate project undertaken by the Respondent, namely:

*a. "Jai Vasavis ORR Heights", bearing Registration No. P01100005314, located at Patancheru, Sangareddy District, Telangana – 502300.*

4. The Complainant has alleged grave instances of misrepresentation by the Respondent No.1, including falsely projecting that the projects had received RERA approval during the "pre-launch" phase. Despite securing significant funds from the allottee, the Respondent No.1 has failed to initiate any meaningful construction activity for nearly two years since the purported launch of the project.

5. The Authority notes that an agreement was executed on 18.02.2022, pursuant to which the Respondent received a sum of Rs. 14,95,000/- from the Complainant even prior to obtaining registration with TG RERA, in violation of the mandatory provisions of the RE(R&D) Act, 2016. The said agreement contained contractual stipulations for delivery of possession within 36 months(including 6 months grace period) from the date of receiving approvals from the Competent Authorities. However, despite the passage of considerable time and collection of Rs. 14,95,000/-(Rupees Fourteen Lakhs Ninety Five Thousands Only) from the Complainant , no meaningful construction activity has been undertaken at the project site. As of August 2025, progress remains negligible, with only rudimentary basement work having been carried out, followed by a complete cessation of activity. This prolonged inaction lends substantial weight to the Complainant's apprehension that the project has been effectively abandoned.

6. From the records available with this Authority, it is further evident that Respondent No.1 has failed to adhere to several critical ongoing compliance requirements mandated under the Real Estate (Regulation and Development) Act, 2016. In particular, Respondent No.1 has not submitted the Quarterly Progress Reports (QPRs) as required under Section 11(1) of the

Act. Furthermore, there has been a failure to furnish the Annual Statement of Accounts and the audit report mandated under Section 4(2)(1)(D) of the Act. Additional discrepancies have also been observed, notably the failure to file Form 7 for the financial years 2021-22, 2022-23, 2023-24 in respect of the project titled “*Jai Vasavis ORR Heights*”. Filing of Form 7 is a statutory requirement to confirm appropriate utilization of project funds. These persistent lapses indicate that Respondent No.1 is in breach not only of project execution timelines but also of fundamental regulatory obligations, thereby severely compromising the transparency, accountability, and financial integrity envisaged under the RE(R&D) Act, 2016.

7. In light of the above findings, and in the larger interest of allottees protection and to prevent further prejudice to the rights of the allottee, this Authority is of the considered view that urgent interim measures are warranted. Accordingly, in exercise of its powers under Sections 36 and 7(3) of the RE(R&D) Act, the following interim directions are hereby issued:

- I. The project titled “*Jai Vasavis ORR Heights*” bearing Registration No. P01100005314 is hereby placed in **abeyance** with immediate effect, pending further inquiry and final adjudication.
- II. The Respondent No.1 is directed to immediately cease all activities relating to marketing, advertising, booking, offering for sale, selling, or entering into any agreement or inviting person/s to purchase in any manner and transaction in respect of any unit or part thereof in the said project until further orders of this.
- III. Non-compliance with any part of this interim order shall attract consequences under Section 63 of the RE(R&D) Act, including the imposition of penalties for contravention of directions of the Authority.
- IV. TG RERA Registrar is directed to send a certified copy of this Order shall be forwarded to the jurisdictional Sub-Registrars concerned with a direction to ensure that no further agreements, conveyances, or sale deeds in respect of units in the above-mentioned projects are entertained or registered until further notice from this Authority.
- V. The Authority further directs TG RERA Secretary to immediately take steps for freezing of the designated project bank accounts maintained by the Respondent No.1, with immediate effect, to prevent any potential diversion or dissipation of funds collected from allottees.
- VI. The Secretary, TG RERA, is further directed to ensure that the abeyance status of the above project in this order is clearly reflected and displayed on the

webpage of the project registered on the TGRERA website, for public awareness and transparency.

8. The matter is posted for further hearing on 24.09.2025. The Respondents is hereby directed to appear before this Authority on the said date, either in person or through an authorized representative, and to submit a detailed written response to the complaint. In the event of continued non-appearance or failure to submit a response, the Authority may proceed to adjudicate the matter based on the material available on record, including taking recourse to ex parte proceedings and further action in accordance with the provisions of the RE(R&D) Act, 2016.

**Sd/-**  
**Sri K. Srinivasa 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**

