BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

Dated 29th October, 2026

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

Between:

CC No. 72 of 2026

T Jahnavi

…Complainant

Vs

M/s. Tripura Constructions

Rep. by its Managing Partners, Pasupuleti Sudhakar

…Respondent

CC No. 75 of 2026

Pasapula Raghavendra Goutham

…Complainant

Vs

M/s. Tripura Constructions

Rep. by its Managing Partner, Pasupuleti Suguna

…Respondent

CC No. 79 of 2026

BHK Seetapati Rao

…Complainant

Vs

M/s. Tripura Constructions

Rep. by its Managing Partner, Pasupuleti Suguna

…Respondent

CC No. 233 of 2026

Balla Naga Manoj S/O Balla Naga Tata Rao
Balla S Bhaskara Mahesh S/O Balla Naga Tata Rao

…Complainants

Vs

M/s. Tripura Constructions

Rep. by its Managing Partner, Pasupuleti Sudhakar

…Respondent

CC No. 234 of 2026

Shubhendu Dutta
Moumita Gandhi

…Complainants

Vs

M/s. Tripura Constructions
Rep. by its Managing Partner, Pasupuleti Sudhakar

…Respondent

CC No. 235 of 2026

Hemanth Vempuloori

…Complainant

Vs

M/s. Tripura Constructions
Rep. by its Managing Partner, Pasupuleti Sudhakar

…Respondent

CC No. 227 of 2026

Muddasani Pavan Kumar Reddy

…Complainant

Vs

M/s. Tripura Constructions
Rep. by its Managing Partner, Pasupuleti Sudhakar

…Respondent

CC No. 283 of 2026

Narra Prasanth

…Complainant

Vs

M/s. Tripura Constructions
Rep. by its Managing Partner, Pasupuleti Sudhakar

……Respondent

CC No. 284 of 2026

Kaushik Samayamantri

…Complainant

Vs

M/s. Tripura Constructions
Rep. by its Managing Partner, Pasupuleti Sudhakar

…Respondent

These nine complaints, arising out of the same project and directed against the same Respondent, came up for hearing on 09.10.2026. The Complainants appeared in person and the learned counsel for the Respondent was present. As the project, the parties and the interim relief sought are common, the matters are taken up together, and upon hearing both sides this Authority passes the following **COMMON INTERIM ORDER:**

2. The complaints are filed under Section 31 of the Real Estate (Regulation and Development) Act, 2016 (the "Act") read with Rule 34(1) of the Telangana Real Estate (Regulation and Development) Rules, 2017 (the "Rules"), by allottees of the project "Tripuras Green Alpha", situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District,

in Survey Nos. 368/AA2, 368/EE1/2, 368/EE2, 368/U, 368/U3 and 368/U4, seeking, among other reliefs, interim protection pending disposal of the complaints.

3. In brief, the Complainants state that they have paid the whole or a substantial part of the sale consideration under their respective Agreements of Sale, and the receipts placed on record show that the payments stand acknowledged by the Respondent. The project is delayed beyond the committed timeline. Instead of executing the sale deeds, the Respondent is demanding amounts in excess of the agreed consideration and threatening to cancel the allotments and sell the flats to third parties if those demands are not met.

4. What weighs with this Authority at this stage is the Respondent's own conduct. It has been brought on record that, in other cases concerning this very project, the Respondent sold flats to third parties notwithstanding subsisting Agreements of Sale in favour of earlier allottees. The learned counsel for the Respondent did not deny the double sale, however, he made submissions that alternative units will be allocated. Interim protection on similar lines was also granted by this Authority on 21.07.2026 in complaints relating to the same project.

5. Given this conduct, the Complainants' apprehension that their flats may also be sold away during these proceedings is real and sound, not speculative. If third-party interest in the subject flats is created in the meantime, any of the subject matter of the complaints would change, fresh litigation would follow, and any final order of this Authority would be infructuous. The Complainants have made out a prima facie case of payment and allotment; the balance of convenience lies in preserving the subject flats, and the Complainants would suffer irreparable loss if protection is refused, whereas the Respondent suffers no prejudice by being restrained from alienating the flats it has already agreed to sell. Subject flats must therefore be preserved free of any third party claim until these complaints are decided.

6. Accordingly, in exercise of the powers conferred under section 36 of the Act read with Rule 34(1) of the Rules, this Authority directs as follows:

Until further orders, the Respondent, its partners, agents and any person claiming through it are restrained from alienating, transferring, encumbering, mortgaging or creating any third-party interest of any nature whatsoever in respect of the following flats in the project Tripuras Green Alpha, Survey Nos. 368/AA2, 368/EE1/2, 368/EE2, 368/U, 368/U3 and 368/U4, Tellapur:

Complaint Nos.	Flat Details
72 of 2026	Flat No. 411, Block-A
75 of 2026	Flat No. 1006, Block-A
79 of 2026	Flat No. 404, Block E
233 of 2026	Flat No.608, Block-A
234 of 2026	Flat No.502, Block-A
235 of 2026	Flat No.811, Block-A
227 of 2026	Flat No. 210, Block-A
283 of 2026	Flat No. 906, Block-E
284 of 2026	Flat No. 503, Block-A

7. These directions are interim in nature, and nothing stated herein shall be construed as an expression of opinion on the merits of the complaints. They shall remain in force until further order of this Authority. Any violation shall be taken seriously and shall attract action under section 63 of the Act, in addition to such other consequences as per the provision of the Act. Post the matters on 30.10.2026 for further hearing.

TG RERA
TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

Sd/-
Sri. Laxmi NaryanaJannu,
Hon'ble Member
TG RERA

Sd/-
Sri K.S. Sreenivasa Raju, IAS (Retd)
Hon'ble Chairperson
TG RERA