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

30th October, 2026

Complaint No. 223 of 2026

Corum: **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:

Sri. Nalla Chinna Reddy
6-102, Mandal Dharpally, Nizamabad, Telangana-503165

… Complainant

And

M/s. Bricmor Ventures
Rep. by its Managing Director Mr. N. Srinivas Reddy
Flat No. 501 - Fifth Floor, Indraprastha Apartments,
Lumbini Avenue, Gachibowli, Behind Preston Mall,
Hyderabad - 500 081, Telangana.

… Respondent

The present matter, filed by the Complainant herein, came up for hearing before this Authority on 08.10.2026 in presence of both parties. Upon hearing the submissions of the parties, this Authority passes the following **INTERIM ORDER:**

2. The present Complaint have 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, interim protection restraining the Respondent from creating any third-party rights in respect of Villa No. 28, Phase-I, in the project known as "LORENA", situated in Survey Nos. 405/P and 406/P, Velimela Village, Ramachandrapuram Mandal, Sangareddy District, Telangana.

a) *Direct the Respondent not to create any third-party rights in respect of Villa No. 28, Phase-I, in the project known as "LORENA", situated in Survey Nos. 405/P and 406/P, Velimela Village, Ramachandrapuram Mandal, Sangareddy District, Telangana State.*

3. The Complainant has contended that pursuant to the Memorandum of Understanding dated 03.05.2018, he had paid an amount of Rs.28,40,000/- towards advance sale consideration for purchase of a villa in the subject project. It is further submitted that, subsequently, Villa No.28 in Phase-I was allotted to the Complainant on 03.05.2021, pursuant to which the Complainant claims to have agreed to pay the balance sale consideration in terms of the agreed terms.

4. Despite the subsequent allotment of Villa No.28 and the Respondent obtaining the requisite approvals, the Respondent has neither completed the construction nor executed and registered the Sale Deed in favour of the Complainant. It is further alleged that the Respondent has demanded an enhanced sale consideration and has failed to respond to the Complainant's requests for registration and possession.

5. Having regard to the nature of the interim relief sought in the Complaint and the apprehension expressed by the Complainant regarding the creation of third-party rights in respect of the subject villa, this Authority considers it appropriate, in the interest of preserving the subject matter of the proceedings, to grant interim protection pending further adjudication of the Complaint.

6. On the first hearing dated 11.06.2026, the Respondent was absent. On the second hearing dated 10.07.2026, the Respondent representative was present and sought time to file the Counter Affidavit, and accordingly, time was granted for filing the Counter Affidavit. On the third hearing dated 01.09.2026, the Respondent was absent and failed to file the Counter Affidavit. On the fourth hearing i.e. on 08.10.2026, a Counsel on behalf of the Respondent was present who sought time to file vakalathnama and failed to file Counter Affidavit. The bench on 08.10.2026 has directed the Respondent to file Counter Affidavit by 05.11.2026. In view of the interim relief sought by the Complainant and the apprehension expressed regarding the creation of third-party rights in respect of Villa No. 28, Phase-I, in the project Lorena, 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. However, non-filing of the Counter Affidavit shall not, by itself, 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.

7. Accordingly, having regard to the circumstances stated hereinabove and the limited nature of the interim relief sought, this Authority considers it just and proper to protect the subject matter of the Complaint by restraining the Respondent from creating any third-party rights in respect of Villa No. 28, Phase-I, in the project known as "LORENA", pending further orders of this Authority.

8. 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, the Respondent is hereby directed not to alienate, transfer, encumber or create any third-party rights or interests in respect of Villa No. 28, Phase-I, in the project known as "LORENA", situated in Survey Nos. 405/P and 406/P, Velimela Village, Ramachandrapuram Mandal, Sangareddy District, Telangana, until further orders of this Authority.

9. The matter is posted to 03.12.2026 for further hearing. The Respondent shall file its Counter Affidavit on or before 05.11.2026. 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 directions contained herein shall be dealt in accordance with law.

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 Chairperson,**
TG RERA	**TG RERA**	**TG RERA**