

TELANGANA REAL ESTATE APPELLATE TRIBUNAL : HYDERABAD
Krishna Hostel, Opp. to Canteen, Ground Floor, Dr.MCR HRDI Campus, Road No.25,
MP & MLA'S colony, Jubilee Hills, Hyderabad-500 033.

PRESENT: Hon'ble Justice Sri.A.Santhosh Reddy, Chairperson.
 Hon'ble Sri P.Pradeep Kumar Reddy, Judicial Member.

MONDAY, THE THIRTIETH DAY OF MARCH, 2026

T.A.No.8/2025
(Against Complaint No.07/2024)
TS REALESTATE REGULATORY AUTHORITY

Between:

BHEL May Fair Mutually Aided Co-operative
 Housing Society, rep. by its President
 Sri Thammu Srinivas Rao,
 H.No.2435, First Floor, MIG -1(Old MIG)
 BHEL., Ramachandrapuram,
 Hyderabad-502 032.

... Appellant

And

1.Sri Suresh Babu Rajoli,
 R/o.A-108, Aparna Sarvovar Zenith,
 Nallagandla, Serilingampally,
 Hyderabad, Telangana – 500 446.
 Ph.No.9949580763.

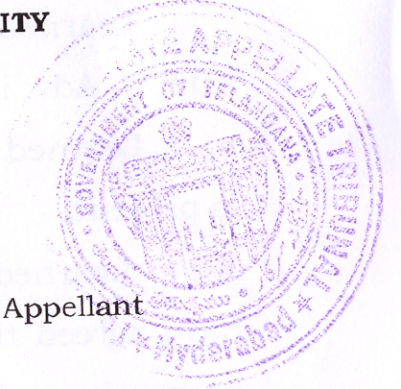
...Respondent/
 Complainant

2. Mayfair Visista Villa Owners Mutually
 Aided Co-op. Maintenance Society Ltd.,
 Rep. by its President Mr.Hari Naidu Alugubilli ,
 BHEL Mayfair Villas,
 1st Floor, Club House, Sheriguda,
 Kondakal Village, Shankarpally Mandal,
 Ranga Reddy District- 501 203. 1

3. M/s.Greenmark Properties
 Plot No.26, Jubilee Enclave, Hitech City,
 Madhapur, Hyderabad – 500084.

4. Real Estate Regulatory Authority,
 Rep.by its Secretary, DTCP Building,
 Ground Floor, 640, AC Guards, Masab Tank,
 Opp: PTI Building, Hyderabad.

... Respondents



Counsel for the Appellant : Mr.N.Rajeshwar Rao
Counsel for the respondents : R1- Party in person
R2- Mr.CH.Anand Kumar
R3-Mr.G.Hari Kumar

ORDER:

Learned counsel for the appellant : Mr.N.Rajeshwar Rao is present.

Respondent no.1 is present in person.

Learned counsel for the respondent No.2 : Mr.CH.Anand Kumar, Adv. is present.

Learned counsel for the respondent no.3 : Mr.G.Hari Kumar is present.

Learned counsel for the appellant, respondent nos.2 & 3 have agreed that they have no objection in handing over the possession of villa. The learned counsel for the appellant, respondent nos.2 & 3 have agreed to make a joint inspection of the villa and without prejudice to the rights and contentions of respondent no.3 – Greenmark Properties who have also agreed to facilitate for handing over the keys of the villa. The respondent no.3 – M/s. Greenmark Properties in coordination with the respondent no.2 represented by its President or his nominee and in the presence of respondent no.1/allottee shall conduct the joint inspection of the villa No.376 and a report shall be prepared accordingly including the handing over the original keys of the villa no.376 and if the original keys are not available, by replacing the same with duplicate keys by the respondent No.3/Green Mark Properties. This order is made on the basis of prima facie conclusion arrived by the Tribunal, subject to deciding the main appeal whereunder the liability would be decided on hearing the

counsel for all the parties and the respondent no.1/PIP. The order about handing over the possession of villa is passed with the consensus of learned counsel for the parties and respondent no.1/PIP. In order to comply the said understanding, this Tribunal finds it necessary to depute one staff member of this Tribunal – Mr.Thirupathaiah, Deputy Collector and Mr.Anjaiah, Technical Consultant working in RERA to examine about the habitable condition of villa and shall submit a report. The respondent no.2 shall not obstruct Mygate Access for the implementation of the said order and shall coordinate and cooperate in providing access to the Villa no.376. The date for handing over of villa is fixed as 1.4.2026 at 3 p.m.

The Registry is directed to transmit the copies of this order to the parties and RERA.

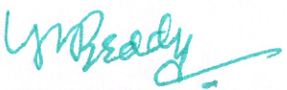
The Secretary, RERA is directed to upload this order in the web portal of respondent no.3 – Green Mark Properties. Comply Section 44(4) of RE (R & D) Act,2016.

Call on 6.4.2026 at 11.00 a.m.

// BY ORDER //

To

1. The Secretary, TG RERA.
2. All parties.


Registrar
Telangana State Real Estate Appellate Tribunal
Government of Telangana
HYDERABAD

