

BEFORE TELANGANA REAL ESTATE REGULATORY AUTHORITY

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

31st March 2026

Quorum: **Dr. N. Satyanarayana, IAS (Retd.), Hon'ble Chairperson**
Sri K. Srinivasa Rao, Hon'ble Member

COMPLAINT NO.512 OF 2025

Konagalla Venkata Ramalakshmi

*(R/o Aditya Sunshine Apartments, B304
Kondapur, Hyd-500084)*

..... *Complainant*

Versus

M/s Atluri Developers Pvt Ltd

*(Rep by MD Atluri Sreecharan, Atluri Ascend, plot no.1-118/1/13/E/1
Beside Google office, Hitec city, Kondapur- 500081)*

Sri Atluri Sreecharan

*(Managing Director, Atluri Developers Pvt Ltd.
plot no.1-118/1/13/E/1
Beside Google office, Hitec city, Kondapur- 500081)*

Smt. Siddi Naga Spandana

*(Executive Manager of M/s Atluri Developers
plot no.1-118/1/13/E/1
Beside Google office, Hitec city, Kondapur- 500081)*

..... *Respondent(s)*

The matter was heard on 24.03.2026 in the presence of the learned counsel for the Complainant and the representatives of the Respondents. The Authority has carefully perused the Complaint, the documents filed along with the Complaint, the Interim Application (IA) filed by the Complainant on 11.03.2026, and the submissions advanced by the respective parties. **Interim directions:**

2. The Complaint 512/2025 has been instituted 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").

3. Considering the pleadings on record, the Authority is satisfied that the Complainant has made out a prima facie case for grant of interim relief. The Complainant has paid a substantial sum of ₹3,22,52,819/- (nearly 90% of the total consideration) towards Units 301, 302 and 303 in the project "Atluri Ascend". The Agreement for Sale was executed on 08.08.2024. The unilateral cancellation letter dated 15.11.2024 issued by the Respondents is seriously disputed by the

Complainant. the IA dated 11.03.2026 prima facie indicates that the Respondents have, after the hearing before this Authority, issued a fresh Allotment Letter dated 03.07.2025 and executed an Agreement of Sale dated 18.09.2025 in favour of a third party, which aspects are subject to detailed examination upon filing of the Respondents' reply.

4. In view of the above, and to protect the interest of the Complainant and to prevent any irreparable injury or creation of third-party rights, this Authority is pleased to pass the following interim directions pending final adjudication of the Complaint:

5. The Respondent No.1 (M/s Atluri Developers Pvt. Ltd.), its Managing Director Sri Atluri Sreecharan, and its Executive Manager Smt. Siddi Naga Spandana, and all persons acting under them, are hereby restrained by way of an interim injunction from alienating, selling, transferring, encumbering, or creating any third-party interest in any manner whatsoever in respect of Units No. 301, 302 and 303 (total area 6657 sq.ft. with eight car parking slots) in the project "Atluri Ascend", Kondapur, Hyderabad, till the further orders of this Authority.

6. The Respondents are directed to file their detailed Reply / Counter to the main Complaint and to the IA by 02.04.2026.

7. It is clarified that the above observations are only for the purpose of deciding the present Interim Application and shall not be construed as an expression on the merits of the case, which shall be examined independently at the stage of final adjudication

8. List the matter on 02.04.2026 for further consideration / hearing.

9. It is made clear that any violation of this interim order shall be viewed seriously and may attract proceedings under Section 63 of the RERA Act, 2016, apart from other consequences under law.

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

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