

TGRERA slaps penalties on builder, developers for violations

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Hyderabad: Telangana Real Estate Development Authority (TGRERA) has slapped penalties on a builder and realty developer for violations in separate cases.

In the first case, TGRERA imposed a penalty of 7.6 lakh on Haris Pranava Builders of Madhapur in a case filed by Pranava Elite Association, Miyapur. The complainant, a registered mutually aided cooperative society formed by individual flat owners of Pranava Elite Residential Building, alleged that the builder violated multiple conditions of the sanctioned plan and failed to provide essential amenities.

The project, constructed under a building permit in 2019, was approved for one stilt and five upper floors. The society, in the complaint, detailed deviations in construction and a lack of promised facilities. These included the absence of separate transformers and generators for each block, non-compliance with block-wise common amenities, substandard construction materials leading to wall cracks, defective wooden doors, water seepage, and pest ingress.

TGRERA directed the builder to rectify the water seepage issues within 30 days, construct toilets on the stilt floor as per the sanctioned plan, and cease any promotion of the project under names other than the one registered

with the Authority. The penalty must be paid within 30 days to TGRERA Fund. No rectification costs shall be charged to allottees.

Rs 21 Lakh Penalty on Kapstone Properties

In a separate case, TGRERA slapped a penalty of 21 lakh on Kapstone Properties India Pvt Ltd, Nizampet, for alleged violations related to a plotted development project at Kamsampalle village, Farooqnagar mandal, Rangareddy district. Complainants Sunchu Santhosh Babu of North Lallaguda and Sunkara Kiran Kumar of Manikonda entered into a memorandum of understanding with the builder for the purchase of residential plots in a project marketed as 'Little Woods'. Despite receiving payments of 10 lakh and 12.8 lakh respectively, the builder failed to execute registrations.

The Authority noted that while the project was marketed 'Little Woods', it was registered with Telangana RERA as 'Whistling Meadows'. The builder and other associated respondents were held jointly and severally liable to refund the amounts received, along with 11% interest calculated from the dates of payment until the date of refund. The refunds are to be made within 30 days.

The Authority further directed Telangana RERA secretary to declare Kakarla Srinivas as a defaulter. His photograph and the names of associated entities — Kapestone Infra, Jayathri Realities India Pvt Ltd, Jaya Group — would be displayed on the RERA website under 'Defaulters' List'. A detailed probe into other possible regulatory violations by the individual and associated firms has also been ordered.