

HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

MONDAY, THE TWENTY SEVENTH DAY OF JULY
TWO THOUSAND AND TWENTY SIX

:PRESENT:

THE HONOURABLE SRI JUSTICE GADI PRAVEEN KUMAR

I.A.No.1 OF 2026

IN

SARERA NO: 42 OF 2026

Between

M/s. Sunrise Infra Properties Pvt. Ltd., Rep.by its Managing Director, Pammi Anji Reddy, S/o.P.Narayana Reddy, O/o. Flat No.538, Ktishna Heights, 5th Floor, 100 feet road, Ayyappa Society, Madhapur, Hyderabad-500081.

...Petitioner

(Petitioner in SARERA NO: 42 OF 2026
on the file of High Court)

AND

1. Telangana Real Estate Appellate Tribunal, Krishna Block, First Floor, Dr. MCR HRDI Campus, Road No.25, MP AND MLA's Colony, Jubilee Hills, Hyderabad-500033.
2. Telangana Real Estate Regulatory Authority, DTCP Building, Ground floor, 640, AC Guards, Masab Tank, Opp. PTI Building, Hyderabad.
3. Chief Editor, M/s.Four Sides Network Broadcasting Pvt. Ltd., 2nd AND 3rd Floor, H.No.8-2-686/K16, Gokul Kimtee Towers, Road No.12, Banjara Hills, Hyderabad-500034.

...Respondents/Respondents

(Respondents in-do-)

Counsel for the Petitioner: Sri Sankalp Pissey, Counsel representing Smt.D.Padmavathi

Petition under Section 151 of C.P.C praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to grant stay of all further proceedings including payment of penalty pursuant to the Order dated 16-09-2025 passed in Suo Motu Case No.D6/827/2025 on the file of Telangana Real Estate Regulatory authority at Hyderabad which was confirmed by the Order dated 10-06-2026 in T.A.No.93 of 2025 on the file of Telangana Real Estate Appellate Tribunal at Hyderabad, pending disposal of SARERA No.42 of 2026, on the file of the High Court.

The court while directing issue of notice to the Respondents herein to show cause as to why this application should not be complied with, made the following order.(The receipt of this order will be deemed to be the receipt of notice in the case).

ORDER:

Heard Sri Sankalp Pissey, learned counsel representing Smt.D.Padmavathi, learned counsel appearing for the appellant and perused the record.

Learned counsel for the appellant has drawn the attention of this Court to Section 2(zn) of the 2016 Act, which defines the term 'Real Estate Project', which deals with development of a building or a building consisting of apartments, or converting the existing building...".

Learned counsel further contended that the learned Tribunal, having considered the main contention of the appellant that the subject land is an agricultural land and sale of the land has taken place before the Tahsildar, who issued passbooks to the purchasers, held that the provision of Section 2(zn) of the 2016 Act is not applicable, which it is not tenable.,

Upon perusal of the record, *prima facie*, this Court is satisfied that the appellant, though being a Promoter, not carrying on business, which attracts the provisions of the 2016 Act.

The matter requires consideration.

Hence, there shall be interim stay of all further proceedings including payment of penalty pursuant to order dated 16.09.2025 passed by the Telangana Real Estate Regulatory Authority, Hyderabad in Suo Motu Case NO.D6/827/2025 as confirmed by the Telangana Real Estate Appellate Tribunal at Hyderabad vide order dated 10.06.2026 passed in T.A.No.93 of 2025, till the next date of hearing.

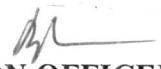
Issue notice to the respondents.

Personal notice permitted.

Post the matter on 24.09.2026.

Sd/- A.JAYASREE
ASSISTANT REGISTRAR

//TRUE COPY//


SECTION OFFICER

To,

1. The Telangana Real Estate Appellate Tribunal, Krishna Block, First Floor, Dr. MCR HRDI Campus, Road No.25, MP AND MLA's Colony, Jubilee Hills, Hyderabad-500033.

2. Telangana Real Estate Regulatory Authority, DTCP Building, Ground floor, 640, AC Guards, Masab Tank, Opp. PTI Building, Hyderabad.
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[Addresses 1 to 3 By SPAD along with copy of petition and affidavit]

4. One CC to Smt. D.PADMAVATHI, Advocate [OPUC]
5. One spare copy

HIGH COURT

GPK, J

DATED: 27-07-2026

POST ON 24-09-2026

ORDER

**I.A.No. 1 OF 2026
IN
SARERA NO: 42 OF 2026**

INTERIM STAY

