



THE ANDHRA PRADESH REAL ESTATE REGULATORY AUTHORITY

AT: RAYAPUDI, AMARAVATI

On 5th day of February, 2026

Coram: Sri. A. Siva Reddy, Hon'ble Chairperson

Sri. M. Venkata Ratnam, Hon'ble Member

Complaint No: 43/2024

Between

Sri Bellana Bangaru Naidu

S/o Papi Naidu,

D.No: 3-77, Garikavalasa Village, Gurla mandal,

Vizainagaram Distrtict - 535 220.

... Complainant

And

1. M/s. Hayagreeva Farms and Developers,
Rep by its authorized signatory and partner,
Sri Gadde Brahmaji,
D. No: 2-349/1, Adarshnagar,
Old dairy farm, Visakhapatnam - 530 040.
2. M/s. Hayagreeva Farms and Developers,
Partner,
Sri Chilukuri Jagadeeswarudu,
D. No: 2-349/1, Adarshnagar,
Old dairy farm, Visakhapatnam - 530 040.
3. M/s. Hayagreeva Farms and Developers
Partner,
Smt Chilukuri Radha rani,
D. No: 2-349/1, Adarshnagar,
Old dairy farm, Visakhapatnam - 530 040.

... Respondents

ORDER

The complainant filed the present complaint under Section 31 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the RERA Act), seeking the following reliefs:

1. Direct the respondents not to advertise, market, book, sell, or offer for sale any plot, apartment, or building in the project until the disposal of the main case.



2. Direct the Competent Authority to conduct a detailed inquiry into the pending cases and other relevant matters concerning the project, and submit a report within 30 days.
3. Freeze the project's bank account immediately in the interest of homebuyers.
4. Impose a penalty under Section 60 of the RERA Act for violations of the Act and associated rules.

In the process of hearing, this Authority on 23.06.2025 this Authority passed an Interim Order in exercising the powers conferred under Section 35 of the Act, The District Collector, Visakhapatnam, is hereby directed to:

1. Conduct a comprehensive inquiry into the title and legal status of the project "HAYAGREEVA FARMS VILLA PROJECT", developed by M/s. Hayagreeva Farms and Developers.
2. Examine the veracity of the affidavit submitted by the promoter at the time of registration with the Authority, particularly with regard to the claim that no litigations or encumbrances exist.
3. Ascertain and furnish details of all civil, writ, arbitration, and public interest litigations (PILs) pending in any court or quasi-judicial authority concerning:
 - The title or ownership of the project land;
 - Development rights and approvals;
 - Third-party claims or disputes (including those by landowners or other developers);
 - Any judicial or administrative orders impacting the project.
4. Submit a comprehensive report to this Authority within 30 days from the date of receipt of this order, clearly indicating The current legal status of the land and title, Complete details of all pending cases/litigations and their current stage and Any other factors that may affect the legality or implementation of the project under the RERA framework.



The Interim Order was dispatched from this office on dt. 24.06.2025 and this office has not received any comprehensive report from the concerned Authority.

This Authority has granted repeated and adequate opportunities to the complainant and respondents on 03.03.2025, 24.03.2025, 21.04.2025, 12.05.2025, 23.06.2025, 14.07.2025, 04.08.2025, 01.09.2025, 15.09.2025, 13.10.2025, 30.10.2025, 28.11.2025 and was finally posted to 05.02.2026.

On 05.02.2026 the complainant appeared in person and requested this Authority to dispose of the complaint. This Authority has asked the complainant regarding the status of any allotment entered between the complainant and respondents. Upon the verification of the records it is found that there is no locus standi since the complainant is not aggrieved person as per Section 31 of Act.

Now by taking into consideration of the facts and circumstances of the case by this Authority, it is found that the Respondent No. 1 had suppressed facts in the APRERA portal by stating "No Pending Litigation," whereas several cases (W.P. No. 4596/2023, PIL 160/2022, etc.) are subsisting and pending.

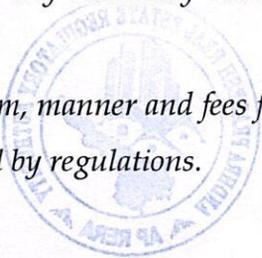
As per Section 31(1), a complaint may be filed by an "aggrieved person".

Filing of complaints with the authority or the adjudicating officer.

(1) Any aggrieved person may file a complaint with the authority or the adjudicating officer, as the case may be, for any violation or contravention of the provisions of this act or the rules and regulations made there under against any promoter allottee or real estate agent, as the case may be.

EXPLANATION: for the purpose of this sub-section "person" shall include the association of allottees or any voluntary consumer association registered under any law for the time being in force.

(2) The form, manner and fees for filing complaint under sub-section (1) shall be such as may be specified by regulations.





In view of above provision and by taking into consideration of the pleadings submitted by the complainant, it can be derived that the present complainant is a "prospective buyer", as he has not produced any Agreement for Sale or evidence of financial consideration (advance payment/deposit) paid to the Respondent. A person who has not booked a unit or entered into a registered agreement lacks the *locus standi* to seek specific reliefs against a project as they have no "privity of contract" or vested interest in the project's assets.

In view of the fact that the Complainant is merely a prospective buyer without a concluded contract or allotment, he does not qualify as an "**aggrieved person**" under Section 31 of the Act.

However, the Authority reserves the right to take *suo motu* notice of the alleged non-disclosure of litigation on the portal to ensure regulatory compliance. The Authorised officer of the complaint cell is directed to place the same before the Authority in its next Authority meeting for taking further actions.

The complaint is hereby dismissed as not maintainable.

(Typed to Authority dictation, corrected and pronounced by Authority on this, the 5th day of February, 2026.)

Sd /-
Sri. M. Venkata Ratnam
Member

Sd /-
Sri. A. Siva Reddy
Chairperson

//Forwarded:: By Order//

