

Telangana pulls up Kavuri Forest Nest developer over poor upkeep, orders restoration of services

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HYDERABAD: Telangana Real Estate Regulatory Authority (TGRERA) has directed Kavuri Forest Nest developer to maintain common areas of the community, strictly in line with the agreement of sale. The order came in response to a group complaint filed by 10 villa owners against developer Kavuri Ravi Kumar and Kavuri Forest Nest Villa Owners' Maintenance Mutually Aided Co-operative Society.

The complainants alleged that despite contractually agreeing to maintain the project for five years from handover at a fixed rate of 50 per square foot, the developer stopped several services since June 2024 while demanding additional charges.

Issues cited included discontinuation of road sweeping, inadequate security, poor upkeep of gardens, and inoperative facilities like clubhouse, gym, and swimming pool at villa project at Lemoor Road, Tukkuguda.

The Authority held that developer's responsibility to maintain common areas remains valid until conveyance was complete. "The respondent cannot unilaterally dilute or withdraw services on the ground that residents have chosen to supplement them through Association," the order stated.

'Continue maintenance sans reducing service quality'

TGRERA clarified that the Association cannot demand services beyond what was agreed under AoS.

Any upgrades, additional staffing, or third-party maintenance should be decided and funded by the Association.

RERA issued directions under Section 37 of RERA Act, 2016. "The developer needs to continue maintenance without reducing quality or charging extra. The project name, 'Kavuri Forest Nest', must be retained in all communications. Any deviation from plans will attract penalties," it added.