



सत्यमेव जयते

राष्ट्रीय अनुसूचित जनजाति आयोग
National Commission for Scheduled Tribes

(भारत के संविधान के अनुच्छेद 338क के अंतर्गत एक संवैधानिक निकाय)
(A constitutional body under Article 338A of the Constitution of India)

File No.- NCST/ATY-2849/TS/648/2025-RO-BHUV/RU-III

Date: 23/9/2025

To,

The Commissioner of Police,
Rachakonda Commissionerate,
Vayupuri Colony, Beside Maljigiri Court
Complex, Neredmet, Rachakonda, Hyderabad,

Sub: Representation received from Smt. J Sunitha, D8-17 DAE Housing Colony ECIL Post Hyd, Medhachal-Malkajgiri, Telangana regarding Financial Fraud, Harassment, and Non-Registration of Plots by Fortune99 Homes - Request for Immediate Intervention.

महोदय/महोदया,

I am directed to enclose herewith a copy of the minutes of sitting held on 9.9.2025 under the Chairmanship of Shri Jatothu Hussain, Hon'ble Member, National Commission for Scheduled Tribes at New Delhi on the above mentioned subject.

It is requested that the action taken/to be taken in the matter may be intimated to NCST within stipulated time from receipt of the letter for placing it before the Commission.

Yours faithfully


(P. Kalyan Reddy)
Director

Phone No. - 011-24641640

Copy to

1. Smt. J Sunitha,
D8-17 DAE Housing Colony Ecil Post Hyd,
Medchal-Malkajgiri (Telangana) - 500062
- ✓ 2. PS to Hon'ble Member (JI), NCST
3. NIC, NCST for uploading on the website of the Commission

National Commission for Scheduled Tribes

Minutes of the Sitting held under the Chairmanship of Shri Jatothu Hussain, Hon'ble Member, National Commission for Scheduled Tribes at Lok Nayak Bhawan, New Delhi, Hyderabad in the case of Smt. J Sunitha, DAE Housing Colony, ECIL Post, Hyderabad, (Telangana) regarding Financial Fraud and Non-Registration of Plots of M/s Fortune99 Homes (NCS Fortune Med City) by its Managing partner.

File No. : NCST/ATY-2849/TS/648/2025-RO-BHUV

File No. NCST/DEV-5572/TS/629/2025-RO-BHUV

Date of the Sitting: 9.9.2025 at 11:50 AM

Participants in the Sitting: As per Annexure

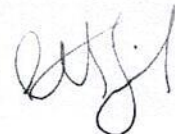
Smt. Jatoth Sunitha W/o Shri Jatoth Motila vide her petition dated 28.07.2025 has alleged large-scale financial fraud and denial of registration of open plots purchased by her and other ST families from Fortune99 Homes, promoted by Mr. Madhirala Rosi Reddy a Managing partner of the firm, Mucherla Village, Kandukur Mandal, Ranga Reddy District (Telangana). She stated that between 2020 and 2024, they paid the entire plot cost of about ₹1.38 crores across multiple buyers based on promises of a 100-acre approved venture, free registration and assured benefits. However, despite repeated assurances, registration has not been done and instead the accused is reselling the same plots under different company names and brandings, reassigning previously allotted plots and registering plots only for partial payees. The petitioner alleged misrepresentation, multiple fraudulent entities, deliberate non-communication, threats and intimidation by the promoter. Hence, requested to do the justice.

2. NCST issued Notice to the Commissioner of Police, Rachakonda Police Commissionerate on 12.08.2025 for seeking facts and comments. The Reply has not been received, hence, the Commission decided to discuss the issue with the authority and the petitioner on 09.09.2025. Accordingly, a Sitting Notice was sent on 29.08.2025.

3. In the sitting, RDO, Kandukur and ACP, Ibrahimpatnam and petitioner were present. The petitioner has reiterated his earlier submission and requested for action against the Managing partner of the firm i.e. Fortune99 Homes and for possession of the plot. The officer of Kandukur provided the letter bearing no. C1/NCST/2680/2025 dated Sep, 2025 of District Collector and Magistrate, Rangareddy District. The letter contains the facts and comments of the District Administration in which it was informed that M/S. Fortune 99 Homes (NCS Fortune Med City) by its Managing Partner Sri. Rosi Reddy Madhirala has sold out some plots on unregistered agreement of sale deeds to Smt. Jatoth Sunitha & Others, the petitioners herein and even they made full payments, the company has not yet registered the plots, which is a fraud on the part of the company/Agency and liable for legal action under cheating and Criminal breach of trust under appropriate sections of Law, since the matter is a civil dispute between two private parties, the applicants may be advised to file a complaint before the competent authority. The Police officer also stated that the action may be initiated against the accused, as he made the fraud with the petitioners.

6. After discussion with the above officers and petitioner, the following recommendations were made and the action taken report there on may be submitted within 30 days from receipt of the minutes.

- The petitioner is advised to file a complaint against the Managing partner of the firm i.e. Fortune99 Homes in the Police Department.
- The Police department of the concerned district is also advised to take immediate action against the accused, as assured by them in the sitting.
- The District Administration, Rangareddy is also advised to cooperate and guide the petitioner for possession of their plots.



जाटोतु हुसैन / Jatothu Hussain
सदस्य / Member

भारत सरकार / Government of India
राष्ट्रीय अनुसूचित जनजाति आयोग
National Commission for Scheduled Tribes
नई दिल्ली / New Delhi

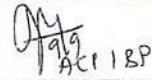

- The Revenue and Police Department may investigate the fraudulent practices, secure registration of their plots, protect the rights of affected ST families, and prevent further illegal sales by arresting the malpractice of brokers and landlords.
- The commissioner HMDA may attend with the details of layout, year from which registrations have started and number of registrations that have happened and the vacant plots.
- The District Registrar may make temporary ban on the registrations in the said layout to avoid further complications.
- The HMDA may check and cancel the permissions of the said layouts which have changed their names of the ventures and has fraudulently made offers and cheated the customers on the name of pre-launch offers.



(Jatothu Hussain)
जाटोतु हुसैन / Jatothu Hussain
सदस्य / Member
भारत सरकार / Government of India
राष्ट्रीय अनुसूचित जनजाति आयोग
National Commission for Scheduled Tribes
नई दिल्ली / New Delhi

F. No NCST/ATY-2849/TS/648/2025-RO-BHUV/RU-III
F. No. NCST/DEV-5572/TS/629/2025-RO-BHUV/RU-III

List of participants of the sitting held on 09.09.2025 at J. S. S. under the chairmanship of Shri Jatothu Hussain, Hon'ble Member, NCST at New Delhi.

Sr. No.	Name and Designation	Address & Phone No.	Signature
I	<u>National Commission for Scheduled Tribes</u>		
1.	Dr. P.K Reddy Director		
2.	NCST Officials		
II	<u>Police Department, Govt. of Telangana</u>		
Sr. No.	Name and Designation	Address & Phone No.	Signature
I	KPV RAJU	ACP IBRAHIMPATNAM	 ACP IBP
III	<u>Collector, Rangareddy Dist.</u>		
I	N. JAGADEESHWAR REDDY	RDO, Kandukur	7995086853
IV	<u>Petitioner</u>		
	J. Motilal		949340352