



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)

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

Dated:- 7.01.2026

To,

The Commissioner of Police
Rachakonda Commissionerate,
Vayupuri Colony, Beside Malkajgiri Court Complex,
Neredmet, Rachakonda, Hyderabad, (Telangana)

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 the sitting held on 18.12.2025 under the chairmanship of Shri Jatotu Hussain, Hon'ble Member, National Commission for Scheduled Tribes (NCST) at New Delhi on the above mentioned subject.

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

Yours faithfully,


(Dr. P. Kalyan Reddy)
Director
Ph No. 011-20819841

Copy for information:-

1. Smt. J Sunitha,
D8-17 DAE Housing Colony,
ECIL Post Hyderabad,
District - Medchal-Malkajgiri, (Telangana)- 500062
2. PS to Hon'ble Member (JH), 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 Jatotu Hussain, Hon'ble Member, National Commission for Scheduled Tribes at Lok Nayak Bhawan, New Delhi 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.

NCST/ATY-2849/TS/648/2025-RO-BHUV
Date of the Sitting: 18/12/2025, 5:15 PM
Participants in the Sitting: As per Annexure

Smt. Jatotu Sunitha W/o Shri Jatotu 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. Madhira 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. In this matter, a sitting was held on 09.09.2025. In the sitting, the following recommendation were made and minutes were circulated on 23.9.2025 for submission of ATR 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.
- 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.”

3. The ATR was not received from the concerned authority, hence, NCST decided to discuss the issue with the authority and the petitioner on 18.12.2025. Accordingly, a Sitting Notice was sent on 09.12.2025. The Commissioner of Police, Rachakonda vide letter dated 10.12.2025 has sought exemption and deputed Assistant Commissioner of Police, Ibrahimpatnam Division, Rachakonda to attend the sitting.

4. In the sitting, the Assistant Commissioner of Police, Ibrahimpatnam Division, Rachakonda and Husband of petitioner were present. The representative of the petitioner has stated that the possession of the plot has not been given by the land lords. The agencies involved in the matter are also not taking corrective action against the land lords. The Assistant Commissioner of Police, Ibrahimpatnam Division, Rachakonda has provided the letter bearing no. 85/C6/NCST/RCK/2025 dated 11.12.2025 of Commissioner of Police, Rachakonda which contains the facts and comments in the matter. In the letter, it has been informed that the case has been Registered under respective sections and reported at Hyderabad Green Pharma City PS, of Rachakonda and is under investigation for collection of documentary evidence. After collection of evidence, the case may be finalised on the basis of merits.

जाटोतु हुसैन / Jatotu Hussain
सदस्य / Member
राष्ट्रीय अनुसूचित जनजाति आयोग
National Commission for Scheduled Tribes
भारत सरकार / Govt. of India
नई दिल्ली / New Delhi

5. After discussion with the Assistant Commissioner of Police, Ibrahimpatnam Division, Rachakonda and Husband of petitioner, the following recommendations were made and action taken thereon may be submitted to NCST within 30 days from receipt of the Minutes.

- The registrations may be stopped on the said survey number by the District Registrar, to avoid further complications.
- Stringent action may be taken on the original landlord and the developer for the alleged malpractices.
- The commissioner, HMDA, District Registrar, Registrations Department may attened to the next scheduled date of hearing.

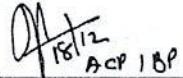
(Jatothu Hussain)

जाटोतु हुसैन / Jatothu Hussain
सदस्य / Member

राष्ट्रीय अनुसूचित जनजाति आयोग
National Commission for Scheduled Tribes
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नई दिल्ली / New Delhi

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List of participants of the sitting held on 18.12.2025 at Sohit..... under the chairmanship of Shri Jatotu 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.Kalyan Reddy Director		
2.	NCST Officials		
II <u>Commissioner of Police, Rachakonda</u>			
Sr. No.	Name and Designation	Phone No.	Signature
1	ICPV RAJU ACP IBP	8712662030	 18/12 ACP IBP
III <u>Petitioner</u>			
	J.Moti Lal H/lof J.Sunitha	9493403526	 18/12/25