

**BEFORE THE  
TAMIL NADU REAL ESTATE REGULATORY AUTHORITY,  
CHENNAI**

**Quorum : Thiru. Sunil Kumar, I.P.S (Retd), M.A, LLB, Hon'ble Single Member  
CCP No. 73 of 2021**

V. Chinnathambi

..... Complainant

**Vs.**

M/s. State Bank of India Officers Association  
Chennai Circle (SBIOACC)

Rep. by General Secretary, R. Balaji

..... Respondent

**Complainant** : Party- In-Person

**Respondent** : Rep by M/s. Sarvabhauman Associates,  
Advocates.

**Heard on** : 08.07.2022

**Delivered on** : 17.11.2022

**ORDER**

The above complaint by the complainant seeking remedy under section 31 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as RERA Act) for delayed delivery of the flat and other defects in the flat taken over by him.

The complainant booked a flat and was allotted Flat No. C-095 in the respondent's project namely, "**SBIOA Unity Enclave**", at Mambakkam Village, Thiruporur Taluk, Chengalpattu District. The complainant entered into a sale agreement on 27.04.2018 and the sale deed was registered vide Document No. 4262/2018 dated 27.04.2018. The construction agreement was registered on 06.09.2013. The complainant paid a sum of Rs.46,38,768.75/-. As per the construction agreement the flat was scheduled to be delivered on 01.03.2017 with a grace period of 6 months i.e. August 2017. However after the expiry of the term, the respondent

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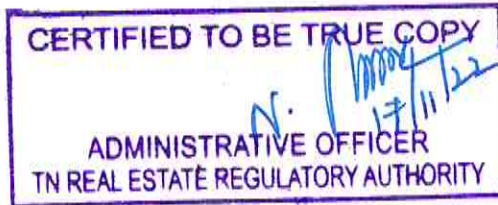
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allegedly failed to deliver the completed flat. Finally the flat was delivered to the complainant on 22.02.2019.

The complainant on inspection found that there were several shortcomings in the flat which were not attended to by the respondent even after repeated requests.

Despite the complainant being given adequate opportunity to file proof affidavit to substantiate his stand and file evidences he failed to do so.

**As a result, the complaint is dismissed for default.**



Sd/- 17.11.2022  
SUNIL KUMAR, I.P.S (Retd)  
SINGLE MEMBER,  
TNRERA, CHENNAI.