

BEFORE THE
TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
CHENNAI

PRESENT : Thiru S.KRISHNAN, I.A.S.,
Principal Secretary to Govt., H&UD Dept., &
Chairperson, TNRERA.

P. Ravichandran ... Complainant

Versus

Manikandan Ravi
M/s.Eco Green Housing Pvt. Ltd. ... Respondent

Final Order

The complainant has filed this complaint under Section 31 of the Real Estate (Regulation & Development) Act, 2016 for rectifying the pending work/refund the amount spent on rectification by the Respondent in the context of project of Residential Village namely "BIRCHOOD" in the Residential Complex namely "Green Wood Enclave" situated in Plot Nos.23 & 24, New S.No.27/1A15 at Sree Balaji Nagar, Ranga Reddy Garden, Neelangarai Village, formerly Tambaram Taluk, now Sholinganallur Taluk, Kancheepuram District within the limits of Corporation of Chennai. The Respondent has taken a stand that the construction agreement was executed on 19.02.2016 and a sale deed was also executed on the same day in favour of the complainant as Registered Document No.1094/16 on 19.02.2016. The Respondent has also handed over the keys of the Villa despite the fact that the complainant is a chronic defaulter and there were dues to the Respondent. The Respondent has also taken a stand that the extent of the plot is less than 500 Sq.m. and also the number of dwelling units is less than 8 Nos. and does not fall under the purview of RERA.

This Authority has gone through the documents furnished by the Respondent and noted that the property has been assessed by the Corporation of Chennai on 12.05.2016.

The Villa booked by the complainant is a completed project and not a part of any project registered with TNRERA. The project also does not fall under the purview of RERA under Section 3 (2) (a) of Real Estate (Regulation & Development) Act, 2016. Hence, this Authority has no jurisdiction to entertain this complaint and it is dismissed.

AS
16/3/18

For Principal Secretary to Government,
H&UD Dept. & Chairperson, TNRERA

Chennai

Date: 13.03.2018