



**BEFORE THE TAMIL NADU REAL ESTATE  
REGULATORY AUTHORITY (TNRERA)  
(Tamil Nadu, Andaman & Nicobar Islands)  
at Egmore, Chennai – 600 008**

**[Under the Real Estate (Regulation and Development) Act, 2016]**

**C.Nos.151/2017, 53/2018 to 64/2018,  
67 to 69/2018 & 299/2019**

**30<sup>th</sup> day of January, 2020**

**Coram : Thiru K. Gnanadesikan, I.A.S.(Retired), Chairperson  
Er. S. Manohar, Member  
Adv. V. Jeyakumar, Member**

| <b>Name of the Complainants</b>                         | <b>Complaint<br/>No.</b> |                     |
|---|--------------------------|---------------------|
| 1) V. Lavanya Prasad                                    | 151/2017                 | ] Complainants      |
| 2) R.S. Deepthi   | 53/2018                  | ] ]                 |
| 3) Prabhakaran Parthasarathy                            | 54/2018                  | ] ] ]               |
| 4) Mithun Chakravarthy<br>POA - S.Rajappa               | 55/2018                  | ] ] ] ]             |
| 5) Zaheeruddin Fazal Mohammed<br>POA - A.Md.Zaheeruddin | 56/2018                  | ] ] ] ] ]           |
| 6) R. Muthukumarasamy                                   | 57/2018                  | ] ] ] ] ]           |
| 7) Dr. A. Joseph Stanley                                | 58/2018                  | ] ] ] ] ] ]         |
| 8) Mohamed N. Siddique                                  | 59/2018                  | ] ] ] ] ] ] ]       |
| 9) Safir Ahmed Meccai & Safir<br>Ahmed Meccai           | 60/2018                  | ] ] ] ] ] ] ] ]     |
| 10) Amtul Nain Tareen                                   | 61/2018                  | ] ] ] ] ] ] ] ] ]   |
| 11) Assadullah Mohammed                                 | 62/2018                  | ] ] ] ] ] ] ] ] ] ] |

|  |          |   |              |
|--|----------|---|--------------|
| 12) Latha Manikandan   | 63/2018  | ] | Complainants |
| 13) Salahuddin Afsar Mohammed<br>Azimuddin & A. Hajira   | 64/2018  | ] |              |
| 14) Yousuf Zaman Habibullah Khan<br>POA - B.Allauddin Ahmed  | 67/2018  | ] |              |
| 15) Mohammed Riazullah Khan &<br>Lubna Allaudin<br>POA - Allauddin Ahmed   | 68/2018  | ] |              |
| 6) R. Sundari  | 69/2018  | ] |              |
| 17) Sankar Narayanan Rangaswamy<br>POA - R. Rangaswamy<br>and<br>Sathish Kumar Rangaswamy<br>POA - Vasantha Rangaswamy | 299/2019 | ] |              |

**Versus**

|   |   |            |
|---|---|------------|
| M/s. Metroline Promoters Pvt. Ltd.<br>"Gold Souk Grande"<br>G.S.T. Road, Near Vandalur<br>BSNL Telephone Exchange<br>Vandalur, Chennai-600 048. | ] | Respondent |
|---|---|------------|

These Complaints came up for hearing before the Authority in the presence of Thiru V.Manohar and Thiru P.Velraj – Counsel for Complainants and of M/s. Rohini Ravikumar, Thiru Mahesh Kumar – Counsel for Respondent and upon hearing the arguments of both the parties this Authority passes the following order.

**FINAL ORDER**

The Complainants had booked commercial space by way of allotment of shops in the commercial complex building project promoted by the

Respondent known as "Gold Souk Grande" situated at G.S.T. Road, Vandalur, Kilambakkam village, Chenglatpattu Taluk, erstwhile Kancheepuram District.

2. While the booking has been done several years back, the construction of the commercial complex has not yet been completed so far.

3. The Complainants have sought compensation, early completion and handing over possession within a stipulated period, failing which the amount paid by them may be returned with interest and compensation as reliefs.

4. Recently, the Hon'ble High Court of Delhi in its order dated 01.08.2019 has ordered liquidation of M/s. Aerens Goldsouk International Limited a group company of the Respondent company.

5. The Respondent has not even paid the fee for registration of the project.

6. The Complainants realizing that the commercial complex will not see the light of the day have moved the Adjudicating Officer, TNRERA for refund, interest, compensation, etc.

7. Therefore, these Complaints are closed by this Authority with the understanding that the Complainants are at liberty to move the Adjudicating Officer, TNRERA / Official Liquidator appointed by the Hon'ble

Delhi High Court, as the case may be, for seeking refund, interest and compensation.

8. It is also noted that some of the Complainants have already moved the Adjudicating Officer for refund, interest, compensation, etc. and obtained orders in CCP No.213/2019, No.214/2019 and No.147/2019.

9. The Respondent is restrained from proceeding further in this project without registration of this project with the Authority.

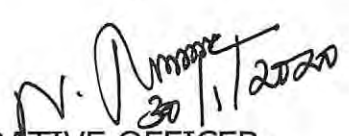
10. The Respondent is also restrained from entering into any sale or lease or any transaction creating encumbrance on this project property until further orders and a copy of this order is communicated to the jurisdictional Sub Registrar for strict compliance. A copy of this order is also communicated to Inspector General of Registration for information and appropriate follow up action with the jurisdictional Sub Registrar.

Sd/-...30.01.2020  
MEMBER (M), TNRERA

Sd/-...30.01.2020  
MEMBER (J), TNRERA

Sd/-...30.01.2020  
CHAIRPERSON, TNRERA

/TRUE COPY/FORWARDED/BY ORDER

  
ADMINISTRATIVE OFFICER  
30/1/2020