



**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.No.341/2019  
13<sup>th</sup> day of August, 2020**

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

Thiru Varun Ramsisaria

Complainant

**Versus**

M/s. Amar Prakash Developers Pvt. Ltd.

Respondent

This Complaint came up for final arguments before this Authority in the presence of Thiru Vivek Dwivedi, the authorized representative of the Complainant and of M/s. P. Dinesh Kumar and Ms. M.Alfiya – Counsel for Respondent and upon hearing the arguments of both the parties this Authority passes the following order.

**FINAL ORDER**

The Complainant has prayed for early possession of the Flat F-102 and F-208 in 'Palm Riviera' at Thirumudivakkam village.

2. In the Counter Affidavit, the Respondent has stated that in respect of Flat F-102, the date of delivery indicated in the Agreement for project promotion and construction dated 15.06.2017 registered as Document No.4369 of 2017 is December, 2019 only. Therefore, this Complaint is premature and may be dismissed.

3. In respect of Flat No.F-208 also the date of delivery in the Agreement is December, 2019 and hence the Complaint is misconceived and premature and may be dismissed.

4. We are now in the month of August, 2020. The Authority presumes that the Respondent would have been completed these two apartments in all respects as per the construction agreement. If so, the Respondent shall deliver these two flats to the Complainant strictly as per the terms and conditions of the Agreement for project promotion and construction dated 15.06.2017 and registered as Document No.4369/2017 and Document No.4367/2017.

5. With these directions, this Complaint is disposed of.

Sd/-...13.08.2020

MEMBER (M), TNRERA

Sd/-...13.08.2020

MEMBER (J), TNRERA

Sd/-...13.08.2020

CHAIRPERSON, TNRERA

/TRUE COPY/FORWARDED/BY ORDER

ADMINISTRATIVE OFFICER (i/c)

*Handwritten signature and date: 13/8/2020*