



**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.401/2019  
19<sup>th</sup> day of March, 2020**

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

Thiru K. Mahendran ... Complainant

**Versus**

M/s. Dugar Housing Limited ... Respondent

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This Complaint came up for final arguments before this Authority in the presence of the Complainant having appeared as party in person and of M/s. K.V. Bhashyam Chari, P.Vijay – Counsel for Respondent and upon hearing the arguments of both the parties this Authority pass the following:

**FINAL ORDER**

The Complainant had booked a flat in Sky Dugar project (Tower-5 Flat No.203) in Ayanambakkam Village, Ambattur Taluk, Thiruvallur District.

2. The Complainant has stated that the Builder has imposed new conditions to hand over the flat after receipt of 90% of the flat cost and suddenly claimed huge interest for handing over.

3. The Respondent Builder has submitted that the Complaint is not maintainable since the Respondent has fulfilled the requirements under Rule-2(h)(ii) of Tamil Nadu Real Estate (Regulation and Development) Rules, 2017 by submitting the application for Completion Certificate in respect of this project before CMDA (CMDA file No.EC/C2/7535/2017).

4. The Authority has verified from the list of projects for which the Completion Certificate applications have been filed with CMDA prior to 22.06.2017 the date on which the Tamil Nadu Real Estate (Regulation and Development) Rules, 2017 have come into force.

5. It is seen that this project finds place vide Serial No.53 in the above said list.

6. Therefore, the Authority holds that this Complaint is not maintainable and accordingly the Complaint is disposed of.

Sd/-...19.03.2020  
MEMBER (M),TNRERA

Sd/-...19.03.2020  
MEMBER(J),TNRERA

Sd/-...19.03.2020  
CHAIRPERSON,TNRERA

/TRUE COPY/FORWARDED/BY ORDER

ADMINISTRATIVE OFFICER

*N. Nimmayya*  
19/3/2020