



**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.136 & 137/2022

15th day of December, 2023

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

Thiru S. Sathiya Vadhanam	136/2022]	Complainants
Thiru S. Sathiya Vadhanam	137/2022]	
Versus			
M/s. Radiance Realty Developers India Ltd.]	Respondent
Represented by its Managing Director]	
Thiru Varun Manian]	

The above Complaints came up for final hearing before this Authority in the presence of M/s. P. Vignesh - Counsel for Complainant and of M/s. Arun C.Mohan - Counsel for Respondent. This Authority passes the following order.

COMMON FINAL ORDER

The Complainant has submitted in the Complaints that he has purchased the apartments bearing Nos.E 203 and C 702 in the project called "Radiance Empire" developed by the Respondent Promoter herein.

2. This Authority has examined both the Complaints, the Counter Affidavits filed by the Respondent Promoter, arguments and written submission of arguments carefully.

3. The Authority notes that the main prayer in both the Complaints is to direct the Respondent Promoter to change the property tax relating to this real estate project in terms of correct location.

4. The issue of correct location of this real estate project has already been agitated before this Authority in Complaint No.009/2023 by the Association of Allottees in this real estate project called Radiance Empire Flat Owners Welfare Association. This Authority had already passed orders in this Complaint No.009/2023 on 30.10.2023. This order holds good in respect of the above two Complaints as well.

5. In Complaint No.137 of 2022 the Complainant has also sought rectification of cracks in his apartment No.C.702.

6. The Respondent Promoter has denied the allegation of poor quality of construction and has submitted that the construction of the apartment was done strictly in terms of the construction agreement without any compromise whatsoever in terms of the quality of construction. It has also submitted that the Respondent is ready to take steps in fixing building cracks but cannot do the plastering of the wall again.

7. Therefore, this Authority directs the Allottee as well as the Respondent Promoter to act strictly as per Section 14(3) of the Act regarding rectification of defects, if any, including cracks in the apartment.

8. With the above findings and direction the Complaint Nos.136 and 137 of 2022 are disposed of.

Sd/-...15.12.2023

MEMBER (M), TNRERA

Sd/-...15.12.2023

MEMBER (J), TNRERA

Sd/-...15.12.2023

CHAIRPERSON, TNRERA

/TRUE COPY/FORWARDED/BY ORDER

N.  15/12/2023
LAW OFFICER, TNRERA

15.12.23