



**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.020/2023**

**17<sup>th</sup> day of August, 2023**

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

Mr. Najumudeen R. .... Complainant

Versus

The Managing Director  
M/s. KSM Nirman (Chennai) Pvt. Ltd. ....Respondent

The above complaint came up for final hearing before this Authority. The Complainant party in person and of M/s. Fox Mandal & Associates – Counsel for Respondent. This Authority passes the following order:

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**FINAL ORDER**

The Complainant has prayed in the Complaint to direct the Respondent Promoter to rectify the leakage problem in the ceiling of his apartment bearing No.A7-8A in the project "Olympia Grande" at Pallavaram developed by the Respondent Promoter.

2. In the Counter Statement, the Respondent Promoter has stated that the apartment was handed over to the Complainant on 14.10.2015 and even as per Section 14(3) of the Act, the five year defect liability period has expired on 13.10.2020.

3. The Authority notes that several allottees in this real estate project have filed identical complaints i.e. water leakage and seepage problems in their respective flats in this real estate project.

4. When this Authority pronounced orders in Complainant No.156 of 2022 pertaining to this project, on 20.07.2023, the Counsel for the Respondent Promoter assured that the Respondent Promoter will rectify the seepage and leakage problems in this real estate project.

5. Therefore, this Authority directs the Respondent Promoter to rectify the leakage and seepage issues in the Complainant's apartment before 30.09.2023 and file a compliance Affidavit before 15.10.2023.

6. With the above direction, this Complaint is disposed of.

Sd/-...17.08.2023  
MEMBER (M), TNRERA

Sd/-...17.08.2023  
MEMBER (J), TNRERA

Sd/-...17.08.2023  
CHAIRPERSON, TNRERA

/TRUE COPY/FORWARDED/BY ORDER

N. [Signature] 17/8/2023  
ADMINISTRATIVE OFFICER  
17-8-23