



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]

E.P.No.21/2023 in C.No.217/2021

13th day of September, 2023

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

1. Mr.R.Ravichandran
2. Mr.R.Sriram
3. Mr.Ramachander Sundaram
4. Mr. S.Moses Jebasingh
5. Mrs. R.Hannah Shanthini
6. Mr.S.V.Ram Prasadh
7. Mr.J.Srivenkatesh
8. Mr.S.Vaidyanathan
9. Mrs.V.Lalitha
10. Mr.R.Brila
11. Mrs.B.Vijayalakshmi
12. Mrs.S.Sumithra
13. Mr.S.Kannan

.....Execution Petitioners/
Complainants

14. Dr.H.Sunil Suresh
15. Mrs.G.Abirami
16. Mrs.S.Umamaheswari
17. Mr.R.Shivkumar
18. Mr.V.B.Bijju
19. Mrs.A.Priyanka
20. Mr.Ramkrishna Sundaram
21. Mrs.Aliyamma Joshi
22. Mr.Joshi Philip
23. Mrs.S.Sowmya
24. Mr.H.Arun
25. Mr.S.Lokeshnath
26. Mr.A.Anjanram
27. Mrs.Shradha Puthanpure
28. Mr.Ashik Ahamed

.....Execution Petitioners/
Complainants

Versus

M/s. Puravankara Projects Limited
Represented by its Managing Director &
CEO Thiru Ashish Puravankara

.....Respondent/Respondent

The above Execution Petition came up for final hearing before this Authority in the presence of M/s. L.J. Venkatesh – Counsel for Execution Petitioners and of M/s.R.Sathish Kumar - Counsel for the Respondent. The Authority passes the following order.

ORDER

The Execution Petitioners have filed this Execution Petition for execution of the orders passed by this Authority dated 10.06.2022 in Complaint No.217 of 2021.

2. The Respondent Promoter has filed a detailed Compliance Affidavit in respect of the directions issued by this Authority in the order dated 10.06.2022.

3. The Authority notes that the Respondent Promoter has not stated anything regarding filing of application for registration of 10 Blocks in this real estate project (Block No.13, 14, 15, 16, 17, 18, 19, 20, 21 and 22) accommodating 896 dwelling units for which completion certificate has been obtained on 01.09.2017 which is after 01.05.2017. The Respondent Promoter has filed a Memo on 11.09.2023 stating that the 3rd Completion Certificate was applied on 10.02.2017 and the said Completion Certificate was issued on 01.09.2017 and therefore, the Respondents had applied for 3rd Completion Certificate well before the Act came into force.

4. The above submission of the Respondent Promoter is not acceptable since as per the ruling given by the Hon'ble Supreme Court in its order dated 11.11.2021 in Civil Appeal Nos.6745 – 6749 of 2021 (Arising out of SLP (Civil) Nos.3711 – 3715 of 2021) in M/s. Newtech Promoters and Developers Private Limited versus State of UP and Others, etc. and Section 3 of the Act, the Completion Certificate should have been issued before the date of commencement of this Section of the Act, i.e. 01.05.2017.

5. In spite of specific direction by this Authority to register these 10 Blocks with this Authority, the Respondent Promoter has not complied with the above direction.

6. Therefore, this Authority under Section 59 (1) of the Act, imposes a penalty of Rs.15 lakhs (Rupees Fifteen Lakhs only) for contravening Section-3 of the Act. This penalty shall be paid before 30.11.2023.

7. The Authority accepts the submissions made by the Respondent Promoter in respect of other directions in the order dated 10.06.2022.

8. With the above findings and direction, the above Execution Petition is disposed of.

Sd/-...13.09.2023
MEMBER (M), TNRERA

Sd/-...13.09.2023
MEMBER (J), TNRERA

Sd/-...13.09.2023
CHAIRPERSON, TNRERA

/TRUE COPY/FORWARDED/BY ORDER


ADMINISTRATIVE OFFICER
13.9.23