



**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.33/2023

in

C.No.73/2022

15th day of December, 2023

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

Thiru J. Yoganandan

] Execution Petitioner/
] Complainant

Versus

M/s. Annai Builders Real Estates Pvt. Ltd.
Represented by the Managing Director

] Respondent/
] Respondent

The above Execution Petition came up for final hearing before this Authority in the presence of the Execution Petitioner party in person present and of M/s. S. Ramesh - Counsel for Respondent. This Authority passes the following order:

ORDER

The Execution Petitioner has filed this Execution Petition for enforcement of the orders of this Authority in dated 02.03.2023 in Complaint No.73 of 2022.

2. The Respondent Promoter has not filed its Compliance Affidavit so far.

3. Therefore, for non compliance of the orders of this Authority i.e. to rectify the problems of seepage of water in the dwelling unit of the Complainant Allottee as per Section 14(3) of the Act which should have been done before 31.03.2023, this Authority under Section 61 of the Act imposes a penalty of Rs.95,000/- (Rupees Ninety Five Thousands only) on the Respondent Promoter which shall be paid before 29.02.2024.

4. Regarding non compliance of rectification of defects in door, Kitchen accessories, etc. this Authority under Section 61 of the Act imposes a penalty of Rs.50,000/- (Rupees Fifty Thousands only) on the Respondent Promoter which shall be paid before 29.02.2024.

5. Regarding the failure to comply with the direction of this Authority to ensure adequate yield in the bore well, this Authority under Section 61 of the Act imposes a penalty of Rs.50,000/- (Rupees Fifty Thousands only) on the Respondent Promoter which shall be paid before 29.02.2024.

6. Regarding non compliance of the direction of this Authority to furnish a copy of the Structural Stability Certificate certified by the Structural Engineer who designed the structural design of the dwelling unit and supervised the same during the construction, which should have been done before 31.03.2023, this Authority under Section 61 of the Act imposes

a penalty of Rs.75,000/- (Rupees Seventy Five Thousands only) on the Respondent Promoter and this shall be paid before 29.02.2024.

7. In view of the non compliance of the directions of this Authority, the Execution Petitioner is at liberty to rectify the seepage problems and other defects at the risk and cost of the Respondent Promoter.

8. With the above findings and directions this Execution Petition is 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


LAW OFFICER, TNRERA

M
15.12.23