



**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.41/2023 in C.No.134/2022

25th day of July, 2024

Coram: Thiru Sunil Kumar, I.P.S. (Retired), Chairperson i/c

Tmt. Sharmilee Bach Neilson

] Execution
] Petitioner/
] Complainant

Versus

M/s. Buoyant Technology Constellations Pvt. Ltd.
(Formerly known as M/s. Mantri Technology
Constellations Pvt. Ltd.)

] Respondent/
] Respondent
]

Complainant : Rep. by Mr. G. Guruprasath, Advocate
Respondent : Rep. by M/s. Chandramouli Prabhakar, Advocate

ORDER

The above Execution petitioner has filed this petition to execute the orders passed by this Authority in C.No.134 of 2022 dated 02.06.2023.

2. The Respondent has not obtained any stay in any appeal preferred by the Respondent before the Appellate Tribunal nor has he

complied with the directions of this Authority. No counter filed by the Respondent.

3. In the above Execution Petition, the petitioner has prayed for an order to execute the order passed in Complaint No.134/2022 dated 02.06.2023 as follows:

1. To register the real estate project "Mantri Signature Villas" with RERA Authority before 30.09.2023.
2. To complete the project and the Respondent promoter to submit the copy of "completion certificate" with the RERA authority before 30.09.2023.
3. To handover the maintenance of common areas and common amenities in this real estate project to the Association of Allottees before 30.09.2023.

4. The Authority has examined the Execution Petition filed by the Complainant and no Compliance Affidavit was filed by the Respondent.

5. The Authority in its order dated 02.06.2023 has certain directions to the Respondent Promoter; (i) to register this real estate project "Mantri Signature Villas" with this Authority before 30.09.2023 which has not been complied with by the Respondent Promoter so far thereby contravening Section-3 of the Act.

6. Therefore, under Section-59(1) of the Act, this Authority imposes a penalty of Rs.2,00,000/- (Rupees Two Lakhs only) for non registration of

this real estate project till date. This penalty shall be paid before 30.09.2024.

7. The Respondent Promoter was also directed to furnish a copy of the "completion certificate" issued by the competent authority to the complainant before 30.09.2023, which was not complied by the Respondent so far. Therefore, the Respondent Promoter is hereby directed to comply with the directions of this Authority vide its order dated 02.06.2023 on or before 30.09.2024.

8. This Authority has also directed the Respondent to handover the maintenance of common areas and common amenities in this real estate project to the Association of allottees before 30.09.2023 which the Respondent has also not complied with till date.

9. Therefore, this Authority under Section-63 of the Act, imposes a penalty of Rs.2,00,000/- (Rupees Two Lakhs only) for failure to comply with the above directions. This penalty shall be paid before 30.09.2024.

10. If the Respondent Promoter fails to comply with the direction as ordered by this Authority in its order dated 02.06.2023, particularly for non registration of the project in contravention of the Act, this Authority direct the Consultant, TNRERA shall prefer a criminal complaint against the Respondent Promoter under Section-59(2) of the RERA Act before the jurisdictional Magistrate Court.

11. The Registry shall file its report in this regard as above ordered.

12. The matter in this Execution Petition shall be listed in the month of September, 2024.

Sd/-...25.07.2024
CHAIRPERSON i/c, TNRERA

/TRUE COPY/FORWARDED/BY ORDER

N. Anand
25/7/2024
LAW OFFICER, TNRERA

Copy to:

- 1) Additional Director-I, TNRERA
- 2) Thiru V.K. Surendranath, Consultant, TNRERA