



**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.152 of 2017**

**27<sup>th</sup> day of February, 2020**

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

Thiru S.Muthumanickam ] Complainant

**Versus**

M/s. Eco Bay Developers and Builders P. Ltd. ] Respondent  
Represented by its Director ]

This Complaint came up for final arguments before this Authority in the presence of the Complainant having appeared as party in person and in the presence of the Director of the Respondent Company and upon hearing the arguments of both the parties this Authority pass the following order:

**FINAL ORDER**

The Complainant Thiru S.Muthumanickam had booked an apartment with the Respondent at their project called Ecobay Violet in Polivakkam village, near Tiruvallur.

2. The Complainant has stated that only 20% of the construction work has been completed and the project is not registered with TNRERA.

3. The Complainant has prayed that the Respondent may be directed to complete the apartment within a reasonable time and hand over the flat or return the money with interest.

4. The Respondent Thiru Christopher Wilson Fernandes, Director of the Respondent Company has stated in his Counter Affidavit that the Complainant had paid Rs.16,00,000/- for purchase of the flat bearing No.401 in the 4<sup>th</sup> floor in Block-A for which the Complainant had entered into a Memorandum of Understanding dated 04.12.2013.

5. The Respondent further submitted that the Respondent Company had agreed to complete the construction by 31.03.2015 with further grace period of three months.

6. After obtaining approvals on 23.02.2015, the construction of Block-A was commenced only in August, 2015 and the foundation was completed in November, 2015. The construction was stalled in December, 2015 due to floods and financial difficulties of the Respondent.

7. The Respondent has further submitted that the Respondent Company has restarted the construction and is working to ensure that the apartment is handed over to the Complainant by end of June, 2020. He had earlier stated in his letter dated 20.06.2018 that the project has

received TNRERA registration bearing No.TNRERA/113/2017 dated 31.01.2018.

8. The Respondent is directed to apply for extension of Registration, if he has not obtained already, since the Registration is valid till 31.12.2018.

9. Recording the Affidavit of the Respondent Company, the Authority directs that the Respondent shall complete the construction of apartment and hand over to the Complainant by 30.06.2020.

10. The Complainant is at liberty to move the Adjudicating Officer of this Authority to claim interest on delayed construction, compensation, etc.

11. With these directions, the Complaint stands closed.

Sd/-...27.02.2020

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MEMBER(M),TNRERA

MEMBER(J),TNRERA

CHAIRPERSON,TNRERA

/TRUE COPY/FORWARDED/BY ORDER/

*N. Anand*  
27/2/2020  
ADMINISTRATIVE OFFICER