



**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.Nos.119 to 135/2018, 256, 258 to 261/2019 & 022/2020**

**21<sup>st</sup> day of January, 2021**

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

Name of the Complainants (Thiruvallargal)	Complaint Nos.	
1) Nafeesa Begum	119/2018	]
2) B. Balaji	120/2018	]
3) A.Dhana Kumar	121/2018	]
4) V. Girija	122/2018	]
5) Govindan Palanichamy	123/2018	]
6) S. Balasubramanian	124/2018	]
7) M. Balaji	125/2018	]
8) K. Bhamini and G. Karunakar	126/2018	]
9) Subashini Malleswaran	127/2018	]
10) M.S. Sundaram	128/2018	]
11) N. Dhakshinamurthy	129/2018	]
12) Sangameshwaran Ramesh	130/2018	]
13) P.S. Mookiah	131/2018	]
14) K. Nallalagu	132/2018	]
15) Kalaivani Diwakar	133/2018	]
16) L. Adaikalanathan	134/2018	]
17) S. Meenakshi	135/2018	]
18) Sulochana	256/2019	]
19) P.R. Dhanalakshmi	258/2019	]
20) -do-	259/2019	]

Complainants

21) K.P. Kalamegam	260/2019	]	
22) K. Ramya	261/2019	]	Complainants
23) Saranya Prabhuram	022/2020	]	

Versus

M/s. Sheltrex Developers Pvt. Ltd.	]	Respondent
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These Complaints came up for final hearing before the Authority in the presence of Complainants having appeared as party in person and of M/s. S.B.Viswanathan, E.Muthunarayanamoorthy. K.Kavitha - Counsel for the Respondent and upon hearing the arguments of all the parties, this Authority pass the following order:

### **FINAL ORDER**

The Complainants are all Allottees of apartments in the Real Estate Residential Project developed by the Respondent Promoter at Appur village, Chengalpattu Taluk, Chengalpattu District.

2. The Complainants had complained about the delay in constructing and completing the flats with all amenities. These Complaints are being heard from November, 2018.

3. The Authority had persuaded the Respondent Promoter to mobilize the required financial resources and resume the construction and complete the apartments with amenities.

4. While the Developer has made some efforts to bring the required financial resources to complete the project, the Developer has failed in resuming the construction and completing the project.

5. In the meanwhile, one of the home buyers had filed an insolvency and bankruptcy application under IBC Code. The Hon'ble NCLT, Division Bench Chennai vide its order dated 10.12.2019 has appointed a Resolution Professional.

6. The Resolution Professional has filed an Affidavit in October, 2020 before this Authority that the prospective investors have visited the project at Appur village as well as another project in Coimbatore, but yet to receive feedback from them. Subsequently, on 18.12.2020 one Mr.S.Dhiraviam has been appointed as an Authorised Representative to represent the home buyers.

7. The Resolution Professional has also filed an application to split the Sheltrex Developers Private Limited into two separate projects namely Coimbatore and Chennai Oragadam (Appur). Only on splitting of the projects, he can invite Expression of Interest and call for resolution proposals.

8. In the last hearing held on 10.09.2020, the Authority has directed that the Complainants are at liberty to move this Authority to seek any relief required under the Real Estate (Regulation and Development) Act, 2016 after the final orders are passed by the Hon'ble NCLT.

9. At this stage, further forward movement in the construction and completion of the Real Estate Project is possible only after a new Promoter takes over this project after approval by the Hon'ble NCLT. Therefore, this Authority closes all the above Complaints with liberty to the Complainants to restore the complaints as and when a new Promoter takes over the project with the approval of the Hon'ble NCLT.

10. With the above direction these Complaints are disposed of.

Sd/-...21.01.2021      Sd/-..21.01.2021      Sd/-...21.01.2021  
MEMBER (M), TNRERA    MEMBER (J), TNRERA    CHAIRPERSON, TNRERA

/TRUE COPY/FORWARDED/BY ORDER

  
ADMINISTRATIVE OFFICER

  
21.01.2021