



**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.147/2017, C.No.38 to 44/2018

10th day of February, 2020

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

Tvl.	Complaint No.		
1) Praywin Devanand	C.No.147/2017]	Complainants
2) Siddarth Sudharsan	C.No.38/2018]	
3) V.R.Raju	C.No.39/2018]	
4) Kavitha Devi Kannan	C.No.40/2018]	
5) N. Padmanaban	C.No.41/2018]	
6) N.Mahadevan	C.No.42/2018]	
7) A.Sumanth	C.No.43/2018]	
8) T.Pradipa Arun Prabhakar	C.No.44/2018]	

Versus

M/s. Ramani Realtors Pvt. Ltd.]	Respondent
Rep. by its Managing Director]	
Mr.V.Subramanian]	

These Complaints came up for final arguments before the Authority in the presence of the Complainants 1 to 8 having appeared in person and

of Thiru S. Rajendran – Counsel for Respondent and upon hearing the arguments of both the parties this Authority passes the following order.

FINAL ORDER

The prayer in the Complaints is to direct the Respondent to construct and to complete all the common amenities promised to be provided by the Respondent in the Memorandum of Agreement with the apartment buyers.

2. The Authority has been continuously monitoring the compliance of providing various common amenities by the Respondent in the various hearings in the last one year. As a result of this, the Respondent has constructed, completed and handed over many of the common amenities.

3. The Complainants are very particular about the emergency power back up for the lift and intercom facilities from the lift as well as in the entire residential complex.

This has now been provided by the Respondent including regular electricity connection to the common areas. Similarly, auto start panel board with the generator to get auto start immediately for the lifts, common lighting and water pumping without any interruption when the EB connection is disrupted have been provided. This has been acknowledged by the Complainants.

4. The kids' room also has been provided and handed over on 10.11.2019. The Association room has also been handed over on 09.11.2019. The Gym has also been handed over with equipments on 02.11.2019.

5. The Respondent has also assured to arrange air conditioning for the Gym within a week's time as stated in his Memo filed on 16.12.2019.

6. In their e-mail dated 14.12.2019, the Complainants while thanking the installation of auto start Gen set, have requested to complete other facilities as promised which include approach road inside the Coconut Grove Complex, Corporation drinking water supply, AC in Gym and party hall to be completed in all aspects and the swimming pool to be completed.

7. The Respondent has also been taking efforts to get the property tax to be assessed for the apartments.

8. The Respondent is directed to get the property tax assessment books from the Municipal Corporation after rectifying the mistakes and hand over to the home buyers before 31.03.2020.

9. The Respondent is also directed to obtain necessary approvals for the Swimming Pool, if not obtained already, and complete the same and hand over to the Association by 30.09.2020.

10. The Respondent is also directed that all the other pending common amenities to be provided as per the Memorandum of Agreement with the home buyers shall be completed in all respects by 31.03.2020.

11. With these directions, the Complaints are disposed of.

Sd/-...10.02.2020

Sd/-...10.02.2020

Sd/-...10.02.2020

MEMBER (M), TNRERA

MEMBER (J), TNRERA

CHAIRPERSON, TNRERA

/TRUE COPY/FORWARDED/BY ORDER


ADMINISTRATIVE OFFICER