



**BEFORE THE
TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
CHENNAI
COMPLAINT NO.028/2018**

Date of Institution - 23.05.2018
Date of Decision - 14.06.2018

Mania Pillai ... Complainants
Versus
M/s. Real Value Promoters Pvt. Ltd. ... Respondent
TNRERA Registration No: TN/01/Building/0149/2018

Complainant was not present

Respondent Represented by
R. Damodaran

Coram : Thiru S. Krishnan, I.A.S.
Principal Secretary to Government
Housing & Urban Development Dept and
Real Estate Regulatory Authority

FINAL ORDER

The complainant has filed this complaint for getting refund of the booking amount paid by him to the Respondent in the context of purchase of a Flat 7-D, Block-D for a total consideration of Rs.30,51,740/- and the agreement was signed on 13.09.2013. The complainant has remitted Rs.4.0 lakhs to the Respondent as advance amount. As per the agreement, construction to be completed within 30 months with a grace period of six months or from the date of obtaining all statutory approvals subject to force majeure conditions as

stated in clause 4 (a) of the agreement. As the Respondent failed to hand over the flat on the agreed date, the Complainant has cancelled the booking. The Respondent has refunded only Rs.1,00,000/- out of Rs.4,00,000/- paid to the Respondent.

This case was heard during the last hearing held on 23.05.2018 wherein a direction has been given to the Respondent to refund the balance amount of Rs.3,00,000/- before 30.06.2018 and inform to this Authority. With this direction, the complaint is closed.

Sd/-.....19.06.2018

Principal Secretary to Govt., H&UD Dept., and
Real Estate Regulatory Authority

/TRUE COPY/FORWARDED/BY ORDER

shw
21/6/18
SECTION OFFICER
21/6/2018