



**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.438 of 2019**

**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 D. Anand Kumar, ] Complainant  
Plot No.59, S.S.Mercy, 10<sup>th</sup> Street, ]  
Sankar Nagar, Pammal, ]  
Chennai – 600 075 ]

**Versus**

M/s. S.S. Builder ] Respondent  
Pragalathan Street, No.1, Shankar Nagar, ]  
Pammal, ]  
Chennai-600 075 ]

This Complaint came up for final arguments before this Authority in the presence of the Complainant and the Respondent having remained absent and set ex-parte this Authority pass the following order:

## **FINAL ORDER**

The Complainant has stated in his Complaint that he has purchased an apartment in a housing complex consisting of six flats.

2. The Complainant has submitted that the Builder has occupied an area of 200 sq.mtr. in their premises and is not vacating despite their repeated requests. The Complainant has prayed that the Builder may be directed to vacate from their premises.

3. The Respondent remained absent in two hearings conducted on this Complaint and did not file any Counter Affidavit.

4. The Complainant submitted during the hearing on 19.12.2019 that the Developer had recently intimated them in his letter dated 02.11.2019 that he will vacate the watchman shed and hand over the vacant land within 15 days. However, according to the Complainant this has not been done. Therefore, this Authority passes orders ex-parte that the Respondent Builder shall remove the watchman shed and hand over the vacant area to the flat owners in Plot No.59, S.S.Mercy, 10<sup>th</sup> Street, Sankar Nagar, Pammal, Chennai-75 before 15.03.2020 failing which the Respondent Builder will be liable for penal consequences for

contravening the directions of this Authority under the Real Estate  
(Regulation and Development) Act, 2016.

Sd/-...27.02.2020  
MEMBER(M),TNRERA

Sd/-...27.02.2020  
MEMBER(J),TNRERA

Sd/-...27.02.2020  
CHAIRPERSON,TNRERA

/TRUE COPY/FORWARDED/BY ORDER

*N. Prasad*  
23/2/2020  
ADMINISTRATIVE OFFICER