



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]

**E.P.No.11/2021 in C.No.248/2019, E.P.No.12/2021 in
C.No.249/2019 & E.P.No.13/2021 in C.No.250/2019**

27th day of April, 2022

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

Name of the Execution Petitioners/Complainants (Tvl.)	Execution Petition/ Complaint Nos.	
Sarojam Gopinathan & Col. Sanath Gopinath	E.P.No.11/2021 in C.No.248/2019] Execution Petitioners/ Complainants
V.S. Srikumar	E.P.No.12/2021 in C.No. 249/2019	
R. Chitra	E.P.No.13/2021 in C.No.250/2019	
Versus		
M/s. Green Avenue Homes & Gardens Rep. by its Proprietor, Thiru D.Dhinakaran] Respondent/ Respondent

The above Execution Petitions came up for final hearing before this Authority in the presence of M/s.V.Raghavachari, V.Srimathi, V.Lakshminarayanan, Mr.Avinash Wadhvani and Mr.S.Manikka Siva Subramani – Counsel for the Complainant Allottees/Execution Petitioners – and of Mr.Ramesh Chopra and Mr.Pranav Jain – Counsel for the Respondent and upon hearing both the parties, this Authority passes the following order.

ORDER

The Complainant Allottees/Execution Petitioners have filed the above Execution Petitions for enforcement of the orders passed by this Authority in respect of Complaint Nos.248, 249 and 250 of 2019 dated 19.09.2019.

2. In the above Execution Petitions, they have specifically prayed that the recoverable amount is Rs.18,40,000/- being the rental arrears payable to each Complainant Allottees/Execution Petitioners as per Clause 7(d) of the Development Agreement dated 16.12.2012. The breakup of

Rs.18,40,000/- is as follows as stated by the Complainant Allottees/Execution Petitioners:

Sl.No.	Rental arrears payable from October, 2012 to March 2021 to	Payable (Rs.)	Paid (Rs.)	Balance arrear of rent to be paid (Rs.)
1.	Mrs.Sarojam Gopinath and Col.Sanath Gopinath	22,20,000/-	3,80,000/-	18,40,000/-
2.	Mr.V.S.Sriram and Mr.V.S.Srikumar	22,20,000/-	3,80,000/-	18,40,000/-
3.	Mrs.Chitra Raghunathan	22,20,000/-	3,80,000/-	18,40,000/-
			Total =	55,20,000/-

3. The total rental arrears recoverable from the Respondent Promoter is Rs.55,20,000/- for the period from October, 2012 to March, 2021.

4. The Respondent Promoter M/s. Green Avenue Homes and Gardens represented by its Proprietor Thiru D.Dhinakaran, Dakshin City Site office Dakshin Avenue, Phase-III, Unamanchery Post, Kolappakkam village, Chennai-600 048 has stated that he is finding it difficult to maintain himself and his family members.

5. Therefore, this Authority issues recovery warrant under Section 40(1) of the Real Estate (Regulation and Development) Act, 2016 to the District Collector, Chenglepattu District to recover Rs.55,20,000/- as arrear of land revenue under the Tamil Nadu Revenue Recovery Act, 1864 from

the Respondent Promoter and pay Rs.18,40,000/- each to the Complainant Allottees/Execution Petitioners namely:

Sl. No.	Case No.	Name & Address of the Complainant Allottees/ Execution Petitioners	Balance rental arrears to be paid
1.	E.P.No.11 of 2021 in Complaint No.248 of 2019	Mrs.Sarojam Gopinathan and Col.Sanath Gopinathan "Ullat", No.12A (New No.25),4 th Cross Street West, Shenoy Nagar, Chennai-600 030	Rs.18,40,000/-
2.	E.P.No.12 of 2021 in Complaint No.249 of 2019	Thiru V.S.Srikumar & V.S.Sriram, I-24, Badri, First Floor, F-2, First Main Road, Anna Nagar East, Chennai-600 102.	Rs.18,40,000/-
3.	E.P.No.13 of 2021 in Complaint No.250 of 2019	Ms.R.Chitra, W/o G.Raghunathan, Old No.52, Flat B, Srichakra Apartments, 47 th Street, Ashok Nagar, Chennai-600083	Rs.18,40,000/-
Total rental arrears to be recovered from the Respondent Promoter =			Rs.55,20,000/-

6. With the above directions, these Execution Petitions are disposed of.

Sd/-...27.04.2022

MEMBER (M), TNRERA

Sd/-...27.04.2022

MEMBER (J) TNRERA

Sd/-...27.04.2022

CHAIRPERSON, TNRERA

/TRUE COPY/FORWARDED/BY ORDER

ADMINISTRATIVE OFFICER

K.P.
27/4/2022