TAMIL NADU REAL ESTATE REGULATORY AUTHORITY

1st Floor, No.1A, Gandhi Irwin Bridge Road,

Egmore, Chennai – 600008 (Ph.No.044-28887936)

Notice under Section 59 of The Real Estate (Regulation and Development) Act, 2016 for contravening the provisions of Section 3(1) of The Real Estate (Regulation and Development) Act, 2016

Notice No: TNRERA/PLF/2301/2025 **Date:** 25.03.2025

Sub: TNRERA - Registration for layout of house sites with 194 Plots 2 Owner Use + comprised in T.S No. 3/7,8,9,10,13,14,15 of T.S No. 7/1,5,6,2,3 of T.S No. 8/1,2,3,6 of T.S No. 9/11,12 of T.S No. 12/1,2,3,4,5,6 of T.S No. 13/1,2,3,4,6,7,8,9,13,14,15,16,17 ofBlock No. 27 of Block No. 27 of Block No. 27 of Block No. 27 of Block No. 27 of Ward C (Maharajapuram village), Ward C (Maharajapuram village), Ward C (Maharajapuram village), Ward C (Maharajapuram village), Ward C (Maharajapuram village), Ward C (Maharajapuram village) Village, pattukottai, pattukottai, pattukottai, pattukottai, pattukottai, pattukottai Taluk, Thanjavur District contravening Section 3 (1) of the Real Estate (Regulation and Development) Act, 2016 – Notice issued - Regarding

Ref: Your application TNRERA/PLF/2301/2025 dated 13.03.2025.

In the reference cited, you have applied for of Registration for layout of house sites with 194 Plots 2 Owner Use + comprised in T.S No. 3/7,8,9,10,13,14,15 of T.S No. 7/1,5,6,2,3 of T.S No. 8/1,2,3,6 of T.S No. 9/11,12 of T.S No. 12/1,2,3,4,5,6 of T.S No. 13/1,2,3,4,6,7,8,9,13,14,15,16,17 ofBlock No. 27 of Block No. 27 of Block No. 27 of Block No. 27 of Block No. 27 of Ward C (Maharajapuram village), Ward C (Maharajapuram village), Ward C (Maharajapuram village), Ward C (Maharajapuram village), Ward C (Maharajapuram village), Ward C (Maharajapuram village) Village, pattukottai, pattukottai, pattukottai, pattukottai, pattukottai, pattukottai Taluk, Thanjavur District under the Project Name "LAVENDER GARDEN".

Your attention is invited to the Section 3 (1) of the Real Estate (Regulation and Development) Act, 2016, wherein it is stipulated that “No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act”.

However, on perusal of the encumbrance certificate, it is noticed that you have sold **44** plots without TNRERA registration which contravenes Section 3 (1) of the Real Estate (Regulation and Development) Act, 2016 and liable to a penalty under Section 59 (1) of the Real Estate (Regulation and Development) Act, 2016, which may extend up to ten percent of the estimated cost of the real estate project as determined by the Real Estate Regulatory Authority.

Therefore, as provided under Section 59 (1) of the Real Estate (Regulation and Development), Act, 2016, a penalty of **Rs.274120.90** is levied for the aforesaid violation of Section 3 (1) of the Act. You are hereby directed to remit the penalty within 15 days from the date of receipt of this Notice.

Failure to comply with the direction issued under Section 59 (1) of the Real Estate (Regulation and Development) Act, 2016, or the continued violation of the provisions of Section 3 of the Real Estate (Regulation and Development) Act, 2016, shall be punishable with imprisonment for a term which may extend up to further three years on with fine which may extend up to ten percent of the estimated cost of the real estate project or with both under Section 59 (2) of the Real Estate (Regulation and Development) Act, 2016.

Digitally Signed by
S Selvakumar
(Additional Director, TNRERA)

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

To:

PKT SRINAMS DEVELOPERS LLP
Door No. NEW NO 74,OLD NO 36,
krishnaswamy nagar second layout,
ramanathapuram,coimbatore Taluk,
Coimbatore District - 641045