

Appeal Nos.50 & 51 of 2026

BEFORE THE TAMIL NADU REAL ESTATE APPELLATE TRIBUNAL
(TNREAT)

(Tamil Nadu, Puducherry, Andaman & Nicobar Islands)

Under the Real Estate (Regulation and Development) Act, 2016

Dated : 19.08.2026

Coram : Hon'ble Mr.Justice M.Duraiswamy, Chairperson
Mr.K.Babu, Judicial Member

Appeal Nos.50 & 51 of 2026
and
M.A.Nos.142 & 143 of 2026

1. M/s.State Bank of India Officers
Association (Chennai Circle) SBIOACC
rep. by its General Secretary
Senthil Ramesh
 2. M.Mohan
Ex-Chairman of Housing
Committee of SBIOACC
- ... Appellants in both the appeals

Vs.

- R.Sritheran
- ... Respondent in Appeal No.50 of 2026
- A.Sittrarasu
- ... Respondent in Appeal No.51 of 2026

Appeals have been filed under Section 44 of the Real Estate (Regulation and Development) Act, 2016 to allow the appeals and to set aside the order dated 21.01.2026 in E.P.Nos.2 & 3 of 2021 in C.Nos.7 & 10 of 2020 passed by the Tamil Nadu Real Estate Regulatory Authority, Chennai and to dismiss the E.P.Nos.2 & 3 of 2021.

Appeal Nos.50 & 51 of 2026

For Appellants : Mr. B.Harish
Respondents : Mr.R.Sritharan
Party in person in Appeal No.50 of 2026

Mr.A.Sittrarasu
Party in person in Appeal No.51 of 2026

C O M M O N O R D E R

Appeal No.50 of 2026 arises against the order passed in E.P.No.2 of 2021 in C.No.7 of 2020 dated 21.01.2026 on the file of the TNRERA.

2. Appeal No.51 of 2026 arises against the order passed in E.P.No.3 of 2021 in C.No.10 of 2020 dated 21.01.2026 on the file of the TNRERA.

3. The Tamil Nadu Real Estate Regulatory Authority, by its common order dated 21.01.2026, disposed of both the Execution Petitions in E.P.Nos.2 & 3 of 2021.

4. Since the issue involved in both the appeals are identical, by consent of the learned counsel appearing for the appellants and the respondents, viz., R.Sritharan and A.Sittrarasu, appearing in person, both the appeals are disposed of by this common order.

5. Since the 1st appellant failed to comply with the directions issued by the TNRERA in C.Nos.4 to 15 of 2020 dated 05.11.2020, the respondents filed Execution Petitions in E.P.Nos.2 & 3 of 2021 before the TNRERA.

6. The TNRERA, after taking into consideration the case of both parties, imposed a penalty of Rs.2,50,000/- on the 1st appellant for violation of Section 3 of the Act for non-registration of the project.

7. When the above appeals were listed for admission, Mr. B.Harish, learned counsel appearing for the appellants submitted that the 1st appellant is aggrieved only with regard to the quantum of penalty imposed on them. Recording the same, we have ordered notice to the respondents. Accordingly, the respondent, viz., R.Sritharan in Appeal No.50 of 2026 and the respondent, viz., A.Sittrarasu in Appeal No.51 of 2026 appeared in person.

8. Heard Mr. B.Harish, learned counsel appearing for the appellants and the respondents appearing in person.

9. Inspite of various directions given by the TNRERA in its common order in C.Nos.4 to 15 of 2020 dated 05.11.2020, the 1st appellant failed to comply with the same till now. The TNRERA had also expressed their displeasure against the conduct of the 1st appellant.

10. Considering the nature of the directions given, the TNRERA, under Section 59 of the RERA Act, imposed a penalty of Rs.2,50,000/- for violation of Section 3 of the Act for non-registration of the project.

11. When the project developed by the appellants have not been exempted from registration, we are of the considered view that the imposition of penalty of Rs.2,50,000/- for violation of Section 3 of the Act on the 1st appellant is just and proper.

12. In these circumstances, we do not find any error or irregularity in the common order passed by the TNRERA. The appeals are devoid of merits and the same are dismissed.

13. The learned counsel appearing for the appellants submitted that the appellant had already submitted an application for registration of the project before the TNRERA and the same is pending consideration.

14. At the time of filing of the appeals, the 1st appellant had deposited Rs.75,000/- being 30% of the penalty under Section 43(5) of the Act before this Tribunal. Since we have dismissed the appeals, the 1st appellant is directed to deposit the balance amount of Rs.1,75,000/- within two weeks from the date of receipt of copy of this order to the credit of E.P.Nos.2 & 3 of 2021 in C.Nos.7 & 10 of 2020 on the file of TNRERA. Consequently, the connected Miscellaneous Applications are closed.

Sd/- xxxx
JUSTICE M.DURAIWAMY
CHAIRPERSON
19.08.2026

Sd/- xxxx
K.BABU
JUDICIAL MEMBER
19.08.2026

Appeal Nos.50 & 51 of 2026

Copy to

1. The TNRERA
2. R.Sritharan
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3. A.Sittrarasu
G-145, SBIOA Unity Enclave,
Mambakkam-Medavakkam Road,
Mambakkam, Chengalpattu District,
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