



**KERALA REAL ESTATE REGULATORY AUTHORITY  
THIRUVANANTHAPURAM**

**Complaint No. 60/2024**

Present: Sri. P.H. Kurian, Chairman  
Smt. Preetha P. Menon, Member

Dated, 26<sup>th</sup> July 2024

**Complainant**

Mr. Arun Chand,  
Flat No. 3D, Abad Tanzeel Green,  
CBI Road, Near Vigilance & Anticorruption Bureau  
Office, Katrikkadavu, Ernakulam- 682017.  
Address for Service:  
M/s ABS Laws, Mather Square, B-Tower, III Floor,  
Opposite Ernakulam North Railway Station,  
Ernakulam- 680218.

**Respondents**

- 1 M/s Abad Builders Pvt Ltd.  
No.88, 8<sup>th</sup> Floor, Abad Nucleus Mall,  
NH-49, Maradu P.O., Kochi- 682304.  
Represented by its Director.
- 2 Mr. Riaz Ahmed, Director,  
M/s Abad Builders Pvt Ltd.  
No.88, 8<sup>th</sup> Floor, Abad Nucleus Mall,  
NH-49, Maradu P.O., Kochi- 682304.
- 3 Mr. Najeeb Zackeria, Managing Director,  
M/s Abad Builders Pvt Ltd.  
No.88, 8<sup>th</sup> Floor, Abad Nucleus Mall,  
NH-49, Maradu P.O., Kochi- 682304.

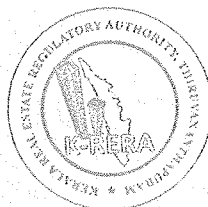


- 4 M/s Tanzeel Builders, II Floor,  
HHYS Building, Rajaji Road, Kochi-35,  
Represented by its partner Abdul Azeez Vaseem.
5. Abdul Azeez Vaseem, Partner,  
M/s Tanzeel Builders,  
residing at Flat No. 8C, 8<sup>th</sup> Floor, Tanzeel Chalet  
Apartments, Fathima Church Road, Kochi- 682020.

The Complainant filed a memo on 15.07.2024 seeking permission to withdraw the Complaint filed, the Authority considered the same on this day.

### **ORDER**

1. According to the Complaint, Respondents 1 to 3 took over the real estate project, 'Tanzeel Green' at Ernakulam, from the Respondents No 4 & 5 and after alleged completion modified the project name as 'Abad Tanzeel Green' in 10.63 Ares of land in Elamkulam village and obtained occupancy certificate dated 18.11.2019. The Complainant and his wife jointly purchased an apartment and pursuant to the execution of sale deed, Complainant requested the 1<sup>st</sup> Respondent to hand over all statutory documents, plans, permit etc but ignored and stated that the same shall be handed over to the apartment owners association. It was also alleged that drinking water facility from KWA was not provided and the allottees incur huge amounts for towards drinking water tanker supply. It was further stated that no effective steps taken by the Respondents for maintaining painting in the building especially the exterior wall and failed to provide mandatory guest parking. The reliefs sought by the Complainant are to direct the Respondents to, (i) register the project u/s 3 of



the Real Estate (Regulation and Development) Act, 2016, (ii) obtain water connection from KWA in order to provide drinking water facility, (iii) provide guest parking, (iv) hand over copies of all statutory documents, (v) fix the defects like cracks and dampness and to repaint the exterior portion.

2. It is found that the real estate project named 'Abad Tanzeel Green' Ernakulam has not been registered under Section 3 of the Real Estate (Regulation and Development) Act, 2016 so far with this Authority. Hence, it has been decided to send show-cause notice to the Respondents/promoters in this regard, through separate proceedings.

3. On 15.07.2024, the Complainant filed a memo and submitted that the Complainant do not wish to proceed further with the Complaint against the Respondents and intends to withdraw all allegations and averments in the Complaint and requested to accept the withdrawal memo and permit him to withdraw the Complaint in the interest of Justice. The Authority considered the memo and decided to allow the prayer. Hence, the above-mentioned Complaint is dismissed as withdrawn.

Sd/-  
Preetha P. Menon  
Member

Sd/-  
P.H. Kurian  
Chairman

True Copy/Forwarded By/Order/



Secretary (Legal)



