



WEB COPY

WP No. 2026 of 2026



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 27-01-2026

CORAM

THE HONOURABLE MS. JUSTICE P.T. ASHA

WP No. 2026 of 2026

Rizwana

Petitioner

Vs

1. The Chairperson
Tamil Nadu Real Estate Regulatory Authority
(TNRERA),
TNRERA Building, No.133, G-Block, 1st
Avenue, Anna Nagar, (East), Chennai-600 102.

2.M/s. SPR Construction Private Limited,
Represented by its Managing Director,
SPR City No.1, Stephenson Road,
Chennai-600 012.

3.HDFC Bank Limited,
Represented by its Managing Director @ CEO,
Bank House, Shivsagar Estate,
Dr. Annie Besant Road, Worli,
Mumbai-400 018.

Respondent(s)

PRAYER Writ Petition filed under Article 226 of the Constitution of India, seeking to issue a writ of mandamus, directing the 1st Respondent to consider the Petitioner's representation dated 06.01.2026 in accordance with law, within a time frame to be fixed by this Court.

For Petitioner: Mr.M.Aiaz Ahmed

For Respondents: Mr.C.Mohan for R3



ORDER

This writ petition has been filed seeking to issue a direction to the 1st Respondent to consider the Petitioner's representation dated 06.01.2026 in accordance with law, within a time frame to be fixed by this Court.

2. It is the case of the petitioner that she is one of the allottees of a commercial unit bearing No.1-E-602 AU on Level 1, Narayanan Mudali Market, in the project "Market of India" SPR City, Perambur, Chennai, developed by the 2nd respondent promoter and registered with the 1st respondent, TNRERA. The 3rd respondent is the banker maintaining the designated escrow account of the project at its Chennai Sowcarpet Branch and has furnished "Form 6" under Section 4(2)(1)(D) of RERA Act. The petitioner's contention is that she has paid a sum of Rs.27,90,094/- against the claim of the property. The project was originally registered with the 1st respondent in the year 2018 and the completion date was fixed as 31.12.2022. However, without completing the project within a time frame, the 2nd respondent has obtained an extension of the completion period by two years up to 31.12.2024. After two years, it was further extended till 31.12.2025. Aggrieved by this, the petitioner has approached the first respondent by filing the complaint on 29.05.2025 under Section 31 of the RERA Act, inter alia seeking rejection of the impugned TNRERA Registration, dated 11.07.2024 with consequential relief against the respondents 2 and 3. The complaint was numbered as complaint No. 31 of 2025



by the first respondent. Pending this complaint, the second respondent has once again submitted an application dated 21.11.2025 before the first respondent seeking further extension of the project period from 01.01.2026 to 31.12.2026.

Therefore, the petitioner has come forward with the present writ petition.

3. Heard the learned counsel on either side and perused the materials available on record.

4. Admittedly, the petitioner has already filed a complaint before the first respondent on 29.05.2025 under Section 31 of the RERA Act, seeking rejection of the impugned TNRERA Registration, dated 11.07.2024 on the ground that the project was being delayed and extensions were being sought for. Therefore the filing of this writ petition challenging the latest application for extension of period by the second respondent, is not maintainable. Accordingly, this writ petition stands dismissed. No costs.

27-01-2026

vum

Index:Yes/No

Speaking/Non-speaking order

Neutral Citation:Yes/No



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P.T.ASHA J.

vum

To

WEB COPY

1.The Chairperson
Tamil Nadu Real Estate Regulatory
Authority (TNRERA), TNRERA
Building, No.1333, G-Block, 1st
Avenue, Anna Nagar, (East),
Chennai-600 102

2.M/s. SPR Construction Private
Limited,
Represented by its Managing Director,
SPR City, No.1, Stephenson Road,
Chennai-600 012

3.HDFC Bank Limited,
Represented by its Managing Director
@ CEO, Bank House, Shivsagar Estate,
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