

BEFORE THE TAMILNADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)

PRESENT: DR. L. SUBRAMANIAN, I.A.S (Retd)., MEMBER

ADV. M. KRISHNAMOORTHY, MEMBER

LIST OF CASES HEARD ON 03.12.2024

S.NO	Case. No.	COMPLAINANT (S)	RESPONDENT (S)	ADJUDICATION
1	CCP.217/2021	Bharath Padmanabhan	R1. M/s. Influence Infrastructure R2. Influence Enterprises (India) Private Limited., R3. Vijayshanthi Builders Limited.,	Both sides present. Respondents seek time for filing counter, posted to 10.01.2025 for counter of R1 to R3 finally.
2	RCP.194/2022 RCP.206/2022 RCP.207/2022	1. J. Manigandan 2. N. Gopinath 3. A. Harinarasimman	R1. Ranveer Shah, R2. M/s. Bennett property Holdings Company Ltd., (BPHCL) R3. M/s. Artha Real Estate Corporation Limited.	Both sides present. The respondents again sought time for settlement in RCP Nos. 206 and 207 of 2022. The complainant is directed to file IA for receiving additional documents along with additional proof affidavit in RCP No. 194 of 2022. Posted to 21.01.2025 for reporting settlement in RCP Nos. 206 and 207 of 2022, for filing IA for receiving additional documents along with additional proof affidavit by the complainant in RCP No. 194 of 2022 and for arguments.
3	RCP.226/2022	L. G. Kaushik	M/s. Casa Grande Builder Private Limited	Both sides present. For compliance report of settlement, posted to 10.12.2024.
4	RCP.144/2023	Hariharan Ekambaram	R1. M/s. North Town Estate Pvt. Ltd R2. M/s. PVP Ventures Limited	The counsel for complainants absent. The counsel for R1 present. R2 present. The R1 again seeks time for filing board resolution. Posted to 10.01.2025 for filing broad resolution and for marking of documents.

5	RCP.165/2023	S.K. Vivek	M/s. Casa Grand Zest Pvt. Ltd.,	Both sides present. Complainant filed additional proof affidavit with documents along with memo is recorded. The copies of the same are also served to the respondent. Posted to 10.01.2025 for marking of documents.
6	RCP.172/2023	K. Pallavi	M/s. Selene Estate Limited.,	Complainant Party – In – Person present. The counsel for respondent present. Document filed by the respondent is marked as Ex-B1. Posted to 31.01.2025 for arguments.
7	RCP.1/2024	Nivedita Ghosh	M/s. Selene Estate Limited.,	Both sides present. Proof affidavit filed by the complainant is examined as CW-1 which is recorded. For marking of documents, posted to 21.01.2025.
8	RCP.2/2024	N. J. Jayalalitha	R1. M/s. Ozone Projects Pvt Ltd., R2. M/s. Cannonball Tree Advisors Pvt Ltd.,	The counsel for complainant present. The counsel for R1 present. R2 already treated as Ex-parte. Respondent R1 seeks time for filing counter. Posted to 10.01.2025 for counter of R1 finally.
9	RCP.13/2024	R. Ambalavanan	M/s. Bahri Estates (P) Ltd	The counsel for complainant present. The counsel for respondent absent. The DTCP report is awaited. Posted to 21.01.2025 for DTCP report.
10	RCP.14/2024	Mrs. Kavitha Kothari	M/s. Lifestyle Housing & Infrastructure	Both sides present. Documents filed by the complainant is marked as Ex.A1 to Ex.A11 which is recorded. For proof affidavit of the respondent, posted to 21.01.2025.
11	RCP.33/2024	1. A. Selvaraj Arunachalam 2. Gnanabahirathi Perumal	M/s. Metroline Promoters Pvt. Ltd.,	The counsel for complainants present. Respondent absent. Affidavit of service for paper publication filed by the complainants are recorded. Hence, respondent treated as Ex-Parte. Posted to 17.12.2024 for filing proof affidavit by the complainants.

12	RCP.50/2024 RCP.51/2024 RCP.52/2024 RCP.53/2024 RCP.54/2024 RCP.55/2024 RCP.56/2024 RCP.57/2024 RCP.58/2024 RCP.59/2024 RCP.61/2024 RCP.62/2024	1. S. Balasubramanian 2. R. Vidhya 1. D. Jayashankar 1. Mr. V. Rajagopal 1. Thirumalai Thevarpiran 1. P.S. Ramesh 2. Chitra Ramesh 1. G. Sridhar 1. Karthik K. Dharmapuri 2. Mahalakshmi Kathik 1. M. Saravanan 2. S. Sivagami 1. Sivakumar Kailas 1. S. Sudha Krishna 2. P. Pothirai 1. Ragamanjusha Kallepalli 1. S. Perumal	M/s. Casa Grande Civil Engineering Private Limited	Both sides present. Respondent filed IA for maintainability. The respondent is directed to serve the copy of the same through post and to file proof of service of IA to the complainants in the next hearing. Posted to 21.01.2025 for filing counter to the IA by the complainants and proof of service of IA to complainants by the respondent.
13	RCP.60/2024	A. Dharmender Kothari	M/s. SPR Construction Private Limited.,	The counsel for complainant present. The counsel for respondent absent. Memo of compromise filed by the complainant and the respondent stating that the matter is going to be settled after 3 months. Hence, posted to 18.03.2025 for reporting compliance of settlement.
14	RCP.85/2024 RCP.86/2024 RCP.87/2024 RCP.88/2024 RCP.89/2024 RCP.90/2024 RCP.91/2024 RCP.92/2024	1. T.M. Ajayakumar 2. Chithra. K 1. R. Anandhi 2. R. Ramesh 1. S. Sundari 2. S. Sairaj 1. B. Deepika 2. R.M. Pravin 3. Vijaya Chamundeswari 1. S. Sudarsan 2. Vidhya Sudarsan 1. K. Thamarai Manalan 2. Rekha 1. Santhanaraman Ganesh 1. Mr. Prabhu	M/s. Casa Grande Civil Engineering Private Limited.,	Both sides present. The counsel for complainants seeks time for filing counter to the IA. Posted to 21.01.2025 for counter to the IA on maintainability.

15	RCP.93/2024 RCP.94/2024	1. Mr. Karthik. M 1. Mrs. K. Subbulakshmi 2. Mr. S. Jeyaraj	R1. M/s. Sylvanus Builders and Developers Ltd., R2. M/s. Pacifica (Chennai Project) Infrastructure Co. Pvt. Ltd.,	Both sides present. In both the cases, proof affidavit filed by the complainants is examined as CW-1 which is recorded by serving copies to the respondents. For marking of documents, posted to 21.01.2025.
16	E.P.6/2023	A. Nilofer Sharif	M/s. Alliance Projects	The counsel for applicant present. Representative for respondent present. Respondent filed counter to the IA and also paid cost to the applicant which is recorded. Posted to 21.01.2025 for arguments.
17	E.P.19/2024 E.P.20/2024	1. Govindarajan Anand 2. Srinivasan Govindarajan	M/s. Casa Grande Shelter LLP	Both sides present. Compromise memo filed by the order holders in both the execution petitions stating that the issues are settled between the parties and prays to withdraw the execution petitions. In view of both the memo, the EP No. 19 of 2024 in CCP No. 47 of 2021 and EP No. 20 of 2024 in CCP No. 48 of 2021 are closed as settled.
18	E.P.39/2024	M. Rajasekar	M/s. Vijay Raja Homes Pvt. Ltd.,	Petitioner Party – In – Person present. The counsel for respondent absent. The cost imposed on the respondent by the Authority was not paid to the petitioner. Posted to 13.12.2024 for payment of cost and filing counter or for treating the respondent as ex-parte.
19	E.P.53/2024	Mrs. S. Jeyapradeepa	M/s. Casagrand Magick Ruffy Private Limited,	Both sides present. Respondent seeks time that the settlement talk is going on. Posted to 21.01.2025 for reporting settlement or counter finally.

20	I.A.No.60/2024 in E.P.17/2024 in CCP.137/2020	M/s. Akshaya Pvt Ltd.,	Ananth Prabakaran	Both sides present. Applicant/respondent seeks time for arguments. Respondent/execution petitioner filed counter along with typed set of documents and proof of service for the same is recorded. Posted to 21.01.2025 for arguments.
21	RCP.15/2022	Mr. Arjuna Yogesh	R1. M/s. Grace Gated Community LLP R2. M/s. Casa Grand Civil Engineering Private Limited	Both sides present. In this case, the RCP was reserved for orders. Meanwhile, at the end of the cause list, the counsel for respondent represented that in similar case, the issue is pending before the Hon'ble Supreme Court. The Hon'ble Supreme Court also passed an order in SLP Nos. 24430 – 24431/2019, it is stated in the order " <i>that the State of Tamil Nadu shall not take any coercive action without the permission of this Court</i> ". Hence, this case is reopened for the outcome of the order in SLP Nos. 24430 – 24431/2019. Posted to 03.01.2025.
22	RCP.138/2022	S. Rajaswari	R1.M/s. Casa Grande Civil Engineering Pvt Ltd., R2. M/s. Grace Gated Community LLP.,	Both sides present. Counsel for complainant seeks time for argument, posted to 24.12.2024.
23	RCP.144/2022	Vinnarasi	R1. M/s. Casa Grande Civil Engineering Private Limited R2. M/s. Grace Gated Community LLP,	Both sides present. Counsel for complainant seeks time for argument, posted to 24.12.2024.
24	RCP.167/2022	J. Anitha	M/s. Elite Property Developers Pvt. Ltd	Both sides present. Respondent paid cost to the complainant which is recorded. Both the parties are directed to file written arguments within 10 days from today. For further arguments, the complainant is directed to produce the certified copy of letter from the bank for the payment from the complainant to the respondent for the receipt of Rs.7,00,000/- and Rs.9,00,000/- respectively. Posted to 20.12.2024 for production of certified copy of letter.

25	RCP.202/2022	A. Noorjahan	R1. M/s. Casa Grande Civil Engineering Private Limited R2. M/s. Grace Gated Community LLP,	Both sides present. Counsel for complainant seeks time for argument, posted to 24.12.2024.
26	RCP.208/2022	V. Arunraj	M/s. Urbanrise Projects LLP Developers,	The counsel for complainant absent. Respondent present and filed joint memo of compromise stating that the issue is settled between the parties, and prays to close the case. However, the signature of the complainant counsel is not affixed in the memo and the signature of the complainant also differs from the signature in the complaint. The respondent is directed to clarify the same. The Authority directed the complainant to be present in the next hearing on 03.01.2025. Posted to 03.01.2025.
27	RCP.209/2022	T. S. Muthu	M/s. Urbanrise Projects LLP Developers,	The counsel for the complainant absent. Respondent present. For arguments, posted to 21.01.2025.
28	RCP.228/2022	Mr. R. Ramamurthy	R1. M/s. DLF Ltd R4. M/s. Begur OMR Homes Private Limited R2 & R3 does not exist as per order dt.06.07.2023	The counsel for complainant present. The counsel for respondents present. R4 filed memo stating that the Anadheenam issue is pending before the Hon'ble Supreme Court. The Hon'ble Supreme Court also passed an order in SLP Nos. 24430 – 24431/2019, it is stated in the order " <i>that the State of Tamil Nadu shall not take any coercive action without the permission of this Court</i> ". Hence, the case is adjourned to 18.02.2025.
29	RCP.20/2023	Mr. Jerry Fuller	R1. M/s. Casa Grande Grace Private Limited R2. M/s. Mr. Arun Manivannan	Both sides present. It is submitted that the settlement talks are going on between the parties, posted to 10.01.2025 for reporting settlement or arguments.

30	RCP.134/2023	Harikaushik Narasimhan	M/s. Hamlet Apartment Private Limited.,	Both sides present. Complainant seeks time for arguments. Posted to 24.12.2024 for arguments finally.
31	RCP.153/2023	Mr. Surbhi Vohra	M/s. Akshaya Private Limited.,	Both sides present. Posted to 21.01.2025 for arguments finally.
32	E.P.14/2022	S. Mangayarkarasi	M/s. SAA Builders	Both sides present. For arguments, posted to 21.01.2025.
33	E.P. 28/2023	R. Vasanth Kumar	M/s. Casa Grande Civil Engg private limited.,	Both sides present. Posted to 24.12.2024 for arguments.
34	E.P.40/2023	1. K. R. Vinoth Sankar 2. Ramya Vinoth	M/s. MARG Properties Ltd.,	Both sides present. Written arguments filed by the respondent is recorded. The applicant is directed to file written arguments. Posted to 24.12.2024 for filing written arguments by the applicant and arguments.
35	E.P.41/2023	W. Shajahan S. Parsana Parveen	M/s. VGN Builders Pvt. Ltd.,	Counsel for complainants absent. Counsel for respondent present. The respondent submitted that the issue is settled between the parties. For reporting compliance for handing over the flat, posted to 21.01.2025.

36	E.P.44/2023	1. AVM Nazimuddin 2. Rukhsana Nazimuddin	M/s.VGN Developers Pvt. Ltd.,	Both sides present. It is submitted by both the counsels that the settlement talks are going, posted to 03.01.2025 for reporting settlement or arguments.
37	E.P.80/2023 E.P.81/2023 E.P.82/2023	1. C. Karthikeyan 2. Sandhya Karthikeyan 1. Viswanathan Kalyanasundaram 2. C.S. Saraswathi 1. Navaneethakrishnan 2. C.N. Subha	M/s.VGN Developers Pvt. Ltd.,	Both sides present. Posted to 21.01.2025 for arguments.
38	E.P.6/2024	1. D. K. Bhagavathi Nath 2. B. Rajalakshmi 3. T. S. Manohar	M/s. BBCL Shrishti Homes LLP	Both sides present. Petitioners filed written arguments along with typed set of papers which is recorded. The petitioners are directed to serve the copy of the same to the respondent through post or e-mail before the next hearing. Petitioners made arguments is recorded. Posted to 24.12.2024 for arguments by the respondent.