

BEFORE THE TAMILNADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)

PRESENT: THIRU. SUNIL KUMAR, I.P.S., (Retd)

CHAIRPERSON I/C

LIST OF CASES HEARD ON 04.06.2024

S.NO	Case. No.	COMPLAINANT (S)	RESPONDENT (S)	ADJUDICATION
1	I.A. 25/2024 in E.P.69/2023	1. K. Raghuraman 2. R. Swarnalatha	M/s. SSM Builders & Promoters	At the request of the parties posted to 23/07/2024 finally.
2	CCP.100/2021 CCP.101/2021 CCP.102/2021	M/s. Sundaram Home Finance Ltd	R1. M/s.Call Express Construction (India) Pvt, Ltd., R2. M/s.MPL Motors Pvt Ltd	Complainant counsel present. R1 absent. R2 counsel present and refers to the memo already filed intimating about the R2 issue pending with the NCLT. Posted to 23/07/2024 finally. No more dates.
3	RCP.104/2023	Mr. N. Ratnakumar	M/s. VGN Property Developers Private Limited.,	Complainant absent. Respondent counsel present and reports of the matter getting settled. Posted to 11/06/2024 for filing settlement memo.
4	RCP.119/2023	B. Lakshmipathi	R1. M/s. Color Home Developers Private Limited., R2. The Branch Manager, Canara Bank	Complainant counsel present. R1 ex-parte. For R2 M/s. K.P. Kiran Rao files vakalat which is recorded. Amended copy of the complaint filed is recorded. Posted to 23/07/2024 for counter finally. Status quo to continue.
5	RCP.167/2023	A. Ajai Balaji	M/s. Akshaya Private Limited.,	Complainant party in person present. For respondent M/s. Akshayaa Benjamin undertakes to file change of vakalat for the respondent. Posted to 02/07/2024 for reporting settlement or proof affidavit of the complainant.

6	RCP.168/2023	Mr. Vinoth Krishnamoorthy	M/s. Casa Grande Homes Pvt. Ltd.,	Complainant counsel present. Respondent counsel present. Complainant files proof affidavit which is examined as CW1 and 8 documents already filed with the complaint. Posted to 30/07/2024 for proof affidavit of the respondent.
7	RCP.1/2024	Mrs. Nivedita Ghosh	M/s. Selene Estate Limited.,	Complainant counsel present. Respondent counsel present. Counter filed by the respondent is recorded. Posted to 30/07/2024 for proof affidavit of the complainant.
8	RCP.2/2024	N. J. Jayalalitha	R1. M/s. Ozone Projects Pvt Ltd., R2. M/s. Cannonball Tree Advisors Pvt Ltd.,	Complainant counsel present. Respondent counsel present. Memo filed by the respondent is recorded. Posted to 11/06/2024 for orders on the memo.
9	RCP.3/2024	1. Avinash Parthasarathy 2. Mrs. Sheela Parthasarathy	M/s. Akshaya Private Limited.,	Complainant counsel present. Respondent counsel present and prays for time to file the counter. Posted to 18/06/2024 finally with a cost of Rs. 2,500/- to be paid to the complainant.
10	RCP.4/2024	1. Mrs. J. Dayana Mercy 2. L. Andrew Xavier Leonard	R1. Mrs. V. Divya R2. Mr. Dakshin Bhasker R3. M/s. DAV Promoters	Complainant counsel present. Respondent counsel present and files counter which is recorded along with documents. Posted to 23/07/2024 for proof affidavit of the complainant.
11	RCP.8/2024	Mrs. Mythili Ramesh	M/s. Harsha Homes	Complainant counsel present. Respondent counsel present and prays for time to file counter. Posted to 18/06/2024 for counter finally at a cost of Rs. 1,000/- to be paid to the complainant.
12	RCP.9/2024	K. Palanisamy	R1. M/s. Hiranadani Palace gardens Pvt. Ltd., R2. M/s. Evita Construction Pvt. Ltd.,	Complainant counsel present. R1 ex-parte. R2 counsel present and prays for time to file counter. Posted to 18/06/2024 for counter finally at a cost of Rs. 2,500/- in each of the RCP's. 9, 10 & 11/2024 to the complainant.
13	RCP.10/2024	1. P. Sundar Kumar Pandiyan 2. V.S. Pandiyan	R1. M/s. Hiranadani Palace gardens Pvt. Ltd., R2. M/s. Evita Construction Pvt. Ltd.,	Complainant counsel present. R1 ex-parte. R2 counsel present and prays for time to file counter. Posted to 18/06/2024 for counter finally at a cost of Rs. 2,500/- in each of the RCP's. 9, 10 & 11/2024 to the complainant.

14	RCP.11/2024	1. K. Palanisamy 2. V.S. Pandiyan 3. P. Kalaiselvi	R1. M/s. Hiranadani Palace gardens Pvt. Ltd., R2. M/s. Evita Construction Pvt. Ltd.,	Complainant counsel present. R1 ex-parte. R2 counsel present and prays for time to file counter. Posted to 18/06/2024 for counter finally at a cost of Rs. 2,500/- in each of the RCP's. 9, 10 & 11/2024 to the complainant.
15	RCP.13/2024	R. Ambalavanan	M/s. Bahri Estates (P) Ltd	Complainant counsel present. For respondent M/s. Anil Relwani is recorded with directions to pay Rs. 2,000/- to the complainant as cost. Paper publication by the complainant is recorded. Posted to 30/07/2024 for counter and payment of cost to the complainant. Ex. A1 to A8 marked. <u>I.A. 26/2024:-</u> Allowed at a cost of Rs. 2,000/- to be paid to the complainant.
16	C.No.79/2022	Alliance Bougain Villea Residents Welfare Association	M/s. Alliance infrastructure Pvt Ltd.,	Complainant absent. Respondent counsel present. Posted to 06/08/2024 finally.
17	E.P.1/2024	Mr. G. Babu Prasad	M/s. Selene Estate Limited.,	Complainant counsel present. Respondent counsel present and prays for time. Posted to 18/06/2024 for counter of Rs. 2,500/- to be paid to the complainant.
18	RCP.124/2022 RCP.125/2022	1. M.N.Dheenadhayalan 2. Mrs.D.D.Kamakshi	R1. M/s. JBM Homes Pvt. Ltd., R2. M/s. JBM Selters Pvt Ltd.,	Complainant counsel present. Respondent absent. Proof affidavit submitted by the complainant is examined as CW1 and 12 documents filed are recorded. Posted to 30/07/2024 for proof affidavit of the respondent.
19	RCP.169/2022	1. Mr. D. Anandavelu 2. Mrs. A. Subashini	R1. T. Kumaresan R2. M/s. Sabari Realtors Pvt.Ltd., R3. M/s. Pioneer Homes.,	Complainant counsel present. R1 counsel present. R2 counsel for IRP present. R3 ex-parte. Matter pending at the NCLT with R1 as a complainant. Posted to 30/07/2024 finally.
20	RCP.228/2022	Mr. R. Ramamurthy	R1. M/s. DLF Ltd R4. M/s. Begur OMR Homes Private Limited	Complainant counsel present. R1 absent. R2 and R3 are nonexistent. R4 counsel present. The Respondent 4 has already filed a memo stating that R2 and R3 are nonexistent on 08.08.2023. The complainant may file objection if he has any

				<p>on the next date of hearing on the issue of R2 and R4 in the light of the 08.08.2024 memo of the R4. Counter to the I.A filed by R4 is recorded. Posted to 30/07/2024.</p> <p><u>I.A. 16/2024:-</u> At the request of the respondent/complainant posted to 30/07/2024. Counter filed by the R4 is recorded.</p>
21	RCP.96/2023	Rajesh Rama Varma	M/s. Dugar Housing Limited.,	Complainant party in person present. Respondent counsel present. Proof affidavit filed by the complainant is examined as CW1 and 18 documents filed are recorded. Posted to 30/07/2024 for proof affidavit of the respondent.
22	RCP.156/2023 RCP.157/2023 RCP.158/2023	1. Mrs. R. Vanaja & Another 2. Mr. V. Selvapathy 3. Mr. S. Indirani	M/s. Sri Renga Property Developers Private Limited.,	<p>Complainant counsel present. Respondent counsel present who prays to withdraw the I.A which is allowed. The parties report of impending settlement. Posted to 30/07/2024 for reporting settlement or proof affidavit of the complainant.</p> <p><u>I.A. 20/2024:-</u> At the request of the complainant in the I.A and memo submitted by him. The I.A is closed as withdrawn.</p>
23	CCP.395/2021	M. D. Poovarasi	M/s. Ozone Projects Pvt Ltd	Complainant Counsel present. Respondent counsel present. Posted to 11/06/2024 for orders on the memo.
24	CCP.428/2021	Arumugam Thimmarayan	M/s. Ozone Projects Pvt Ltd	Complainant Counsel present. Respondent counsel present. Posted to 11/06/2024 for orders on the memo.
25	CCP.430/2021	Mr. Chetan H Shah	M/s. Vishion constructions	Complainant absent. Respondent ex-parte. Posted to 06/08/2024 finally for arguments.
26	RCP.62/2022	Mr. A.Manikandan & Ano	R1. M/s.Grace Gated Community LLP R2. M/s. Casa Grande Civil Engineering Pvt Ltd.,	Complainant counsel present. Respondent counsel present. At the request of the respondent counsel posted to 30/07/2024 finally. No more dates.

27	RCP.120/2022	Dr.Murugesan & another	R1. M/s. Sare Jubilee Shelters Pvt. Ltd., R2. M/s.Nasreen Fathima	Complainant counsel present. Respondent counsel present. R2 ex-parte. Written argument submitted by the respondent 1 is recorded. Reserved for orders. Cost of Rs. 5,000- paid and recorded.
28	RCP.126/2022	Mrs. Rekha Ghosh	M/s. Sare Shelters Projects Pvt. Ltd	Complainant absent. Respondent counsel present and prays to file I.A to be allowed to be allowed to set aside order and file the proof affidavit. Posted to 30/07/2024
29	RCP.166/2022	A. Meenakshi Sundaram	M/s. Alliance Group	Complainant counsel present. Respondent counsel present. Both parties report of impending settlement. Posted to 23/07/2024 for reporting settlement or arguments finally.
30	RCP.208/2022	V. Arunraj	M/s. Urbanrise Projects LLP Developers,	Complainant counsel present. Respondent counsel present. Both parties report of a likely settlement. Posted to 30/07/2024 for reporting settlement or arguments finally. No more dates. Ex. B1 to B5 marked.
31	RCP.212/2022	1. Mr. J. Radhakrishnan. 2. Mrs. R. Vijeyalathmi	M/s. MARG Properties Ltd.,	Complainant absent. Respondent counsel present. As a final opportunity to the complainant to file the written arguments posted to 30/07/2024.
32	RCP.220/2022	Mr. Balaguru H Mr. Narayanan H	R1. M/s. Casa Grande Civil Engineering Private Limited., R2. M/s. Grace Gated Community LLP,	Complainant counsel present. Respondent counsel present. At the request of the respondent counsel posted to 30/07/2024 finally. No more dates.
33	RCP.60/2023	1. N. Parul Mandal 2. K. Noble Srinivasani	M/s. Shriram Properties Limited.,	Complainant counsel present. Respondent counsel present. Ex. A1 to A11 recorded. Ex. B1 to B3 verified and recorded. Written arguments filed by the complainant and respondent are recorded. Reserved for orders.
34	RCP.101/2023	Muthukumar Thandavarayan	M/s. Casa Grande Grace Private Limited.,	Complainant counsel present. Respondent counsel present. At the request of the respondent counsel posted to 30/07/2024 for reporting settlement or completing arguments.

35	RCP.111/2023	1. Mr. Mohanraj. J 2. Mrs. Kumudha Vasini. N	M/s. Casa Grande Grace Private Limited.,	Complainant counsel present. Respondent counsel present. Posted to 18/06/2024 along with similar cases for arguments. Ex. B1 to B3 marked.
36	RCP.120/2023 RCP.121/2023 RCP.122/2023	C. Ezhilvendhan Rajeel Anand & Ano Dr. Asha. TN	M/s. Beauty Etoile Pvt Ltd.,	Complainant counsel present. Respondent counsel present. Ex. A1 to A7 marked. Ex. B1 to B2 marked. At the request of the complainant counsel posted to 30/07/2024 finally.
37	RCP.177/2022	1. P. Varadharajulu 2. Mrs. P. Lakshmi Bhavani	R1. Mrs. Parvathy Ayyavu R2. Mr. Prabhakaran Ayyavu	Complainant counsel present. R1 ex-parte. R2 counsel present. The respondent argued and was heard in full. At the request of the complainant counsel posted to 06/08/2024 for arguments finally. Written argument submitted by the respondent is recorded.