

BEFORE THE TAMILNADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)

PRESENT: THIRU. SHIV DAS MEENA, I.A.S (Retd)., CHAIRPERSON

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

ADV. M. KRISHNAMOORTHY, MEMBER

LIST OF CASES HEARD ON 06.12.2024

S.NO	Case. No.	COMPLAINANT (S)	RESPONDENT (S)	ADJUDICATION
1	RCP.22/2023	Rassithra aiyyappan	R1. M/s. Grace Gated Community LLP., R2. M/s. Casa Grande Civil Engineering Pvt. Ltd.,	Both sides present. IA No. 66/2024 filed by the complainant to receive additional documents is allowed as the respondents endorsed as no objection. Complainant filed additional proof affidavit along with one document and the copy of the same was also served to the respondents is recorded. For marking of document of complainant, posted to 03.01.2025.
2	RCP.151/2023 RCP.152/2023	1. Indhumathi Srinivasan 1. Aaron Bruce George 2. Hepzibah Paulraj	M/s. Ozone Projects Private Limited.,	Both sides present. Complainants seek time for filing proof affidavit. For filing proof affidavit of the complainants, posted to 24.01.2025.
3	RCP.16/2024	1. Rahul Gupta 2. Bhupender Singh	R1. M/s. Evita Construction Pvt Limited, R2. M/s. Lucifer Construction P Ltd.,	Both sides present. Complainants submit that the settlement talk is going on. Posted to 24.01.2025.

4	RCP.37/2024 RCP.38/2024 RCP.39/2024 RCP.40/2024 RCP.41/2024 RCP.42/2024 RCP.43/2024	1.Vijayaraghavan Krishnamoorthy 1. B. Arunagiri 1. Nalinakumari Srinivasamoorthy 1. Mayur. R.M 1. Nikhileysh Avva 1. M.V. Ramanujam 1. V. Raman 2. R. Viswanathan	R2. M/s. Grace Gated Community LLP., R1. M/s. Casa Grande Civil Engineering Private Limited.,	Both sides present. Complainants filed counter to the IA's filed by the respondents. Posted to 24.01.2025 arguments in IA's.
5	RCP.76/2024 RCP.77/2024	1. Jeyaraj Oomathuraj 2. E. Nandhakumari 1. G. Mohankumar 2. M. Jayalakshmi	R1. M/s. Sylvanus Builders and Developers Ltd., R2. M/s. Pacifica (Chennai Project) Infrastructure Co. Pvt. Ltd.,	Both sides present. Complainants filed proof affidavit in both the cases and same is recorded. Proof of service of counter in both the cases filed by the respondents is also recorded. For marking of documents, posted to 24.01.2025.
6	RCP.78/2024	A. Rajkumar	M/s. MARG Properties Limited	Both sides present. Proof of service of private notice to the complainant filed by the respondent is recorded. Complainant filed proof affidavit is examined as CW-1. For proof of service of counter to the complainant and marking of documents filed by the complainant, posted to 24.01.2025.
7	RCP.81/2024	1. Subramania Prabhu Murugasan 2. Leelavathi Prabhu 3. Tarun Subramaniam	M/s. Puruvankara Limited.,	Counsel for complainants present. Counsel for respondent absent. Complainants submit that the settlement is yet to reach between the parties, to that effect, complainants filed e-mail conversation from the respondent. The complainants seek time for settlement. Posted to 24.01.2025 for reporting settlement.

8	RCP.84/2024	N. Naveen	M/s. Newry Properties Private Limited	The counsel for complainant present. The counsel for respondent absent. Complainant seeks time to file amendment application. Posted to 24.01.2025 for filing amendment application by the complainant.
9	C.No.29/2022	M/s. Casa Grande Palligio Owners Welfare Association	M/s. Casa Grande Builders Private Ltd.,	Both sides present. Complainant seeks time for filing application for amendment. The respondent paid cost to the complainant is recorded. Posted to 24.01.2025 for filing application for amendment.
10	I.A. 97/2024 in E.P. S.R.280/24 in RCP.169/2023	V. Saravanan	M/s. Spring Field Shelters (P) Ltd.,	Order Holder/Complainant counsel present and heard, IA is allowed. Hearing of unfiled EP in SR No. 280/2024 is advanced from 21.01.2025 and posted to 20.12.2024 for hearing.
11	E.P.26/2023	1. T. Shanmuga Moorthy 2. R. Arianachi Latha	M/s. Casa Grande Shelters LLP.,	Both sides present. Memo filed by the order holders stating that the issue is settled between the parties is recorded. In view of the memo, the execution petition is closed as withdrawn.
12	E.P.27/2023 in CCP.112/2019	M. Varunkumar	M/s. Canara Bank Officers Union.,	Complainant Party – In - Person present. The counsel for respondent present. Memo of costs and counter filed by the respondent is recorded. The respondent is directed to file the bank statement from 2019 to till date and also directed to produce the list of the office bearers of the respondent's union. Posted to 24.01.2025.
13	E.P.1/2024 in CCP.86/2019	M.J.X. Alphonse	M/s. Canara Bank Officers Union	The counsel for applicant present. The counsel for respondent present. Memo of costs and counter filed by the respondent is recorded. The respondent is directed to file the bank statement from 2019 to till date and also directed to produce the list of the office bearers of the respondent's union. Posted to 24.01.2025.

14	E.P.36/2024	A. Dinakaran	M/s. Thiru Arunachala Annamalaiyar Builder	The counsel for petitioner present. The counsel for respondent called absent. Today the case is posted for counter finally. The respondent was directed to pay a cost of Rs.2,500/- to the petitioner in the previous hearing on 25.10.2024, the respondent absent on 25.10.2024 and also today hence, the respondent treated as Ex-parte. Posted to 24.01.2025 for arguments.
15	E.P.40/2024	S. Sundararajan	M/s. ABS Dream Land.,	The counsel for complainant present. The counsel for respondent called absent. Today the case is posted for counter finally. The respondent was directed to pay a cost of Rs.2,500/- to the petitioner in the previous hearing on 25.10.2024, the respondent absent on 25.10.2024 and also today, hence, the respondent treated as Ex-parte. Posted to 24.01.2025 for arguments.
16	CCP.114/2020	1. Ajmal Khan 2. Finozia Farveen	M/s. Casa Grande Civil Engg Pvt. Ltd.,	Both sides present. Heard respondent's arguments. Reserved for orders.
17	RCP.62/2022	Mr. A. Manikandan & Ano	R1. M/s. Grace Gated Community LLP R2. M/s. Casa Grande Civil Engineering Pvt Ltd.,	Counsel for complainants absent. Counsel for respondents present. For arguments, posted to 28.02.2025.
18	RCP. 69/2022 RCP. 72/2022 RCP. 73/2022 RCP. 74/2022 RCP. 76/2022	1. Padma Rajam 2. Ganesh Ramakrishnan 1. D. Ravichandran 2. C. Thiruvudha 1. V.S. Nithyasri 2. S. Venugopal 1. Umadevi Balakrishnan 2. B. Balakrishnan 1. S. Vijayakumar 2. M. Jayasudha	R1. Mr. John Nellimala George R2. Mr. John Nellimala Varghese R3. Mrs. John Nellimala Sarai R4. M/s. Rudraksh Housing Pvt Ltd.,	The counsel for complainants present. The counsel for R1 to R3 present. R4 treated as Ex-parte. The counsel for R5 present. For counter of R5 in all IA's. posted to 24.01.2025.

19	RCP.220/2022	1. Balaguru H 2. Narayanan H	R1. M/s. Casa Grande Civil Engineering Private Limited., R2. M/s. Grace Gated Community LLP,	Both sides present. Written arguments filed by the complainants are recorded. In view of the SLP pending before the Hon'ble Supreme Court in SLP No. 24430 and 24431/2019, posted to 28.02.2025.
20	RCP.15/2023	Jessima Sherin Jalaludeen	R1. M/s. Grace Gated Community LLP R2. M/s. Casa Grande Civil Engineering Pvt. Ltd	Both sides present. Written arguments filed by the complainant is recorded. The respondents are directed to file written argument. Posted to 28.02.2025 for filing written arguments of respondents.
21	RCP.86/2023	Bhuvana Ramkumar	M/s. Casa Grande Homes Private Limited.,	Both sides present. Proof of service of written argument to the respondent by the complainant is recorded. Complainant seeks time for arguments. Posted to 03.01.2025 for arguments.
22	RCP.116/2023	1. Seshadri Bhoovaraghan 2. Priya Seshadri	R1. M/s. L'amicale Club and Resort Pvt Ltd., R2. M/s. Home Finders Housing Ltd.,	Both sides present. Respondents seek time for filing necessary application along with proof affidavit, posted to 24.01.2025 for filing proof affidavit of the respondents.
23	RCP.159/2023	1. Boney Francis 2. Susan Liya	M/s. Marg Properties Limited.,	Both sides present. Heard arguments. Reserved for orders.
24	RCP.161/2023	1. Col. Prasanna V Nair 2. Dr. Praveen V Nair	M/s. Marg Properties Limited.,	Both sides present. Heard arguments. Reserved for orders.

25	C.No.290/2021	M/s. Vandalur Park Residency Apartment Owner Association	M/s. Ganapati Leathers Products Pvt Ltd	The counsel for complainant present. The counsel for respondent today also absent. Complainant seeks time for arguments. Posted to 24.01.2025 for arguments.
26	E.P.24/2023	Anand Premkumar	M/s. Ozone Projects Private Limited	The counsel for applicant present. The counsel for respondent present. Both sides are directed to file written arguments. Posted to 24.01.2025 for written arguments and oral submissions if any.
27	E.P. 27/2023 in C.No.14/2022	1. A. Bhuvanewari and N. Annamalai 2. P. Pethal and CT. Narayanan	M/s. Lifestyle Housing and Infrastructure	Both sides present. Written arguments filed by the applicants is recorded. Written arguments and memo filed by the respondent is also recorded. Heard both sides. The respondent submitted that the applicants themselves can install the water heater and the expenditure would be reimbursed by the respondent. The respondent also submitted that he will co-operate with the applicants / order holders for carrying out the said work and will also co-ordinate with the other flat owners. The applicants are directed to produce the bill for carrying out this work including GST bill wherever feasible. Regarding loosely fitted tiles, the respondent submitted that they are willing to rectify the loosely fitted tiles, the applicants have also agreed to co-operate with the respondent. The respondent is directed to intimate the applicant and rectify /replace the loosely fitted tiles. For compliance, posted to 04.02.2025.
28	E.P.76/2023 E.P.77/2023	1. R. Thiyagarajan 2. T. Jayashree	M/s. Ozone Projects Pvt.Ltd.,	Both sides present. Petitioners are directed to file written arguments. Posted to 24.12.2024.

29	E.P.79/2023	B.V.R.Venkatesh Babu	M/s. Ozone Projects Pvt.Ltd.,	Both sides present. Complainant is directed to file written arguments. Posted to 24.12.2024.
30	E.P.29/2024 E.P.30/2024 E.P.33/2024 E.P.34/2024	1. Savitri Ashok Kumar 2. Ashok Kumar 1. Murali Sivaraman 2. Srividhya Murali 1. M.R. Sethuraman 1. A.S. Hemanth Kumar 2. Kokila	M/s. MARG Properties Limited.,	Both sides present. Written arguments filed by the respondent are recorded. Both sides made oral submissions. Reserved for orders.
31	E.P.37/2024 E.P.38/2024	1. Nithi Selvaraj Anand 1. Bobby Doddy 2. B. Chandra Segaran	M/s. Ozone Projects Private Limited	Both sides present. Applicants are directed to file written arguments. Posted to 24.12.2024.
32	CCP.145/2021 CCP.146/2021 CCP.147/2021 CCP.148/2021 CCP.149/2021 CCP.150/2021 CCP.184/2021	1. K.V.Krishna Kumar CA 1. Evans Nobel Clements. S 1. Shanmuganathan Nigel 1. S. Renuga 1. Choodamony. R 1. N. Giridharan 1. A. Soukat Ali	M/s. Medhika Infrastructure & 5 Others	Counsel for complainants present. R1 present. R2 to R5 present. R6 ex-parte. Posted to 10.01.2025 for arguments.
33	E.P.19/2023	1. C. G. Vasantha 2. D. Srinivasan 3. G. Kavitha 4. S. Hiranmayi	M/s. Cybercity Housing Private Limited	Both sides present. Posted to 10.01.2025 for arguments.

34	E.P.11/2024 E.P.12/2024 E.P.13/2024 E.P.14/2024	1. Pushpalata Dinesh 2. Dinesh Kumar 1. J.P.A. Jebarajan 2. Geetha Jebarajan 1. Chidambaram Natarajan Seetharaman 1. Vijay Kumar	M/s. Ozone Projects Private Limited	Both sides present. The respondent is directed to file compliance affidavit, hence he seeks time for filing compliance affidavit. Posted to 03.01.2025 finally.
35	E.P.15/2024	Dilip Kumar Sharma	M/s. Ozone Projects Private Limited	Both sides present. The complainant is directed to file written arguments. Posted to 24.12.2024.
36	E.P.16/2024	1. Meena Narayanasamy 2. K. Narayanasamy	R1. M/s. BSCPL Infrastructure Limited R2. CDR Sathish Chandrasekaran	Counsel for complainants present. R1 absent. Counsel for R2 present and submitted that the issue is pending before the Hon'ble High Court. The complainants are directed to take private notice to R1. Posted to 20.12.2024 for proof of service of private notice to R1, and for further arguments.
37	E.P.22/2024	1. V. Siddhattha Velu 2. Priscilla Siddhatta	M/s. Marg Properties Limited.,	Both sides present. Written arguments filed by the respondent is recorded. For reporting settlement or arguments, posted to 24.01.2025.