

BEFORE THE TAMILNADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)

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

DR. L. SUBRAMANIAN, I.A.S., MEMBER

ADV. M. KRISHNAMOORTHY, MEMBER

LIST OF CASES HEARD ON 08.10.2024

S.NO	Case. No.	COMPLAINANT (S)	RESPONDENT (S)	ADJUDICATION
1	RCP. 21 of 2024	Aurum Villas Owners Association	M/s. Sylvanus Builders & Developers Ltd / M/s. Pacifica Builders (Chennai Project) Infrastructure Co Pvt Ltd	The counsel for complainant present. The counsel for respondent present. Posted to 29.10.2024 for filing counter by the respondent.
2	RCP. 82 of 2024	1. Richard Gladwin. F 2. Christy Navamani	1. M/s. Casa Grande Civil Engineering Private Limited 2. M/s. Grace Gated Community LLP	The counsel for complainants present. The counsel for respondents present. The counsel for respondents filed an IA on maintainability which is recorded. Posted to 29.10.2024 for filing counter to the IA by the complainants.
3	RCP.79 of 2024	R. Gowtham	M/s. Genuine Developer's	The counsel for complainant present. Respondent treated as Ex-parte. Proof affidavit filed by the complainant is examined as CW – 1 and documents Ex.A1 to Ex.A12 marked. Posted to 15.11.2024 for arguments.
4	RCP.71 of 2024	A.M. Manoj	R1. R. Seeniyammal (Died) R2. R.Pachai Pandian R3. R. Kamaraj R4. R. Dhanasekaran R5. R. Govindasamy	The counsel for complainant present. The counsel for respondents 2 to 5 present and filed counter which is recorded. The counsel for respondent 6 present. R7a treated as Ex-parte. Posted to 15.11.2024 for filing paper publication for R7b and R7c.

			<p>R6. V. Srinivasan R7. M/s. Simpcon Developers R7 a) Prabhakaran @ Karan Ayyavu R7 b) Parvathy Ayyavu R7 c) Saraswathy Senthil Suresh</p>	
5	RCP.102 of 2024	Arjun S.R	M/s. Cybercity Mangadu Projects Pvt Ltd	<p>The counsel for the complainant present. M/s. Ananda Gomathy filed set aside petition along with vakalat for the respondent and the set aside petition is received by the complainant with no objection. The set aside petition is allowed. Posted to 15.11.2024 for filing counter finally.</p>
6	<p>CCP.100 of 2021 CCP.101 of 2021 CCP.102 of 2021</p>	M/s. Sundaram Home Finance Ltd	<p>R1. M/s. Call Express Construction (India) Pvt, Ltd R2. M/s.MPL 2 Wheelers Pvt Ltd ... CCP No. 100 of 2021</p> <p>R1. M/s. Call Express Construction (India) Pvt, Ltd R2. M/s. MPL Motors Pvt Ltd ...CCP No. 101 of 2021</p> <p>R1. M/s. Call Express Construction (India) Pvt, Ltd R2. M/s. MPL Parts and Services Pvt Ltd ...CCP No. 102 of 2021</p>	<p>The counsel for complainants present. The counsels for respondents present. It is submitted that the issue is pending before the NCLT. The case is adjourned to 15.11.2024.</p>

7	CCP .49 of 2022 CCP.73 of 2022 CCP.74 of 2022 CCP.75 of 2022 CCP. 67 of 2023	1. Venkatesh Chathalavada 2. (i) Vinayagam Sudhakar (ii) Geethalakshmi Rangasamy 3. (i) Sankaranarayanan (ii) Gayathri Mahadevan 4. B.K. Priyanka 5. (i) Shyamsundar (ii) Suja	M/s. Ozone Projects Pvt. Ltd	The counsel for complainants present. The counsel for respondent present. The case is adjourned to 29.10.2024 finally for filing proof affidavit by the respondent in CCP Nos. 49, 73, 74, 75 of 2022 and counter in CCP No. 67 of 2023.																					
8	C No. 293 of 2021 C No. 294 of 2021	M/s. Pine Flat Owners Welfare Association (PFOWA) M/s. Maple Flat Owners Welfare Association (MFOWA)	R1. M/s. Alliance Projects R2. M/s. Alliance Infrastructure Projects (P) Ltd., R3. B.V.Subba Reddy (Died) R4. Manoj Sai Namburu	Both sides present. The issue is pending before the Hon'ble High Court in CRP No. 1671 of 2023. Posted to 08.11.2024 for filing written arguments on the report of Anna University by R1, R2 and R4.																					
9	EP No. 15 of 2022 in RCP No. 44 of 2022	C. Gopalan	M/s. Arthveda Star (Vizag) Reality Pvt. Ltd	<p>The counsel for complainant present. The counsel for respondent present. Cost of Rs.2,500/- paid, memo filed and the same is recorded. The respondent's counsel informed that already a sum of Rs.8,00,000/- has been paid as a part of settlement to the complainant. He also submitted that the respondent undertake to pay the remaining amount to the complainant at the rate of Rs.10,00,000/- per month starting from 08.11.2024 as follows:-</p> <table border="1" data-bbox="1192 1122 2022 1386"> <thead> <tr> <th>S.Nos.</th> <th>Dates</th> <th>Payments to be made</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08.11.2024</td> <td>Rs.10,00,000/-</td> </tr> <tr> <td>2</td> <td>08.12.2024</td> <td>Rs.10,00,000/-</td> </tr> <tr> <td>3</td> <td>08.01.2025</td> <td>Rs.10,00,000/-</td> </tr> <tr> <td>4</td> <td>08.02.2025</td> <td>Rs.10,00,000/-</td> </tr> <tr> <td>5</td> <td>08.03.2025</td> <td>Remaining amount</td> </tr> <tr> <td colspan="2">TOTAL</td> <td>Rs. 46,78,000/-</td> </tr> </tbody> </table> <p>Posted to 12.11.2024 for filing memo on schedule of payment.</p>	S.Nos.	Dates	Payments to be made	1	08.11.2024	Rs.10,00,000/-	2	08.12.2024	Rs.10,00,000/-	3	08.01.2025	Rs.10,00,000/-	4	08.02.2025	Rs.10,00,000/-	5	08.03.2025	Remaining amount	TOTAL		Rs. 46,78,000/-
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10	EP No. 32 of 2024 in CCP No. 132 of 2020	M/s. Minica Services Pvt. Ltd	M/s. Akshaya Private Limited	The counsel for complainant present. Respondent present. M/s. Mani sundar Gopal undertakes to file vakalat for the respondent. The complainant filed affidavit of service memo which is recorded. Posted to 15.11.2024 for filing counter along with vakalat. Counter to be filed by the respondent in E.A. 02/2024.
11	RCP. 28 of 2022 RCP.134 of 2022	Janarthanan S. Kannan	R1. M/s. Casa Grande Civil Engineering Pvt. Ltd R2. M/s. Grace gated Community LLP	The counsel for complainants present. The counsel for respondents present. The complainants as well as the respondents submitted that there is a settlement talk going on. Posted to 19.11.2024 finally for reporting settlement. No more adjournment.
12	RCP.200 of 2022 RCP.203 of 2022 RCP.204 of 2022	1. E. Vivek Kannan 2. Vijay Janarthanan 3. Subbaramireddy Chennamireddy	R1. M/s. Casa Grande Civil Engineering Pvt. Ltd R2. M/s. Grace Gated Community LLP	The counsel for complainants present. The counsel for respondents present. The complainants as well as the respondents submitted that there is a settlement talk going on. Posted to 19.11.2024 finally for reporting settlement. No more adjournment.
13	RCP.No. 35 of 2023	1. A.N. Sridharan 2. Chitra Sridharan	M/s. Ozone Projects Pvt. Ltd.,	Both sides present. Both the parties are directed to file written arguments. Posted to 29.10.2024 for arguments finally.
14	RCP.No. 64 of 2024	1. R. Sairam 2. Uma Sairam	M/s. Sreshta Sumanth Builders Private Limited	The counsel for complainants present. Respondent absent. The complainants filed withdrawn memo stating that the matter is settled and prays to withdraw the complaint. Recording the same, the RCP No. 64 of 2024 is closed as settled.
15	CCP.326 of 2021 CCP.327 of 2021	Kavitha Santha	M/s. A. Victory Home	The counsel for complainants present. The counsel for respondent absent. Posted to 29.10.2024 for filing written arguments and oral arguments.
16	CCP.388 of 2021 RCP.135 of 2022 RCP.139 of 2022 RCP.140 of 2022	1. Kalyanakrishna Gollapudi 2. S. Avudai Nayagam 3. Pradeep Ramesh 4. (i) Sindhujha (ii) Sriram	R1. M/s. Casa Grande Civil Engineering Pvt. Ltd R2. M/s. Grace Gated Community LLP	The counsel for complainants present. The counsel for respondents present. The complainants as well as the respondents submitted that there is a settlement talk going on. Posted to 19.11.2024 finally for reporting settlement. No more adjournment.