

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 8.11.2024

S.NO	Case. No.	COMPLAINANT (S)	RESPONDENT (S)	ADJUDICATION
1	RCP.85/2022 RCP.86/2022 RCP.87/2022 RCP.88/2022 RCP.89/2022 RCP.90/2022 RCP.91/2022	1. Sriram Krishnamurthy 1. S.Anand & S.Prema 1. S.Padma & T.Arumuga Perumal 1. Monika Rajshree Yuvaraj 1. Abdul Rahman 1. S.Ravishankar & Akila Ravishankar 1. R.Sathish Kumar & R.Anupama	M/s. Casa Grande Civil Engineering Pvt.Ltd.,	The counsel for complainants present. The counsel of respondent present. Amended complaints filed by the complainants are recorded. The respondent also made endorsement as no objection. Amended complaints are allowed. Posted to 17.12.2024 for arguments.
2	RCP.124/2022 RCP.125/2022	1. M.N.Dheenadhayalan 1. D.D. Kamakshi	R1. M/s. JBM Homes Pvt. Ltd., R2. M/s. JBM Selters Pvt Ltd.,	The counsel for complainants present. Respondents R1 and R2 Ex-Parte. The counsel for the complainants is directed to verify any case is pending before the NCLT and report to this Authority. Posted to 17.12.2024 for filing report, written arguments and arguments.
3	RCP.51/2023 RCP.52/2023 RCP.53/2023	1. Ram Balasubramani Manohar 2. Vidya Ram Manohar 1. Ram Balasubramani Manohar 2. Vidya Ram Manohar 1. Ram Balasubramani Manohar 2. Vidya Ram Manohar	M/s. Amar Prakaash Developers Private Limited.,	Both sides absent. For filing vakalat for IRP and verify the status of the NCLT. Posted to 17.12.2024.

4	RCP.156/2023 RCP.157/2023 RCP.158/2023	1. Mrs. R. Vanaja & Another 1. Mr. V. Selvapathy 1. Mr. S. Indirani	R1. M/s. Sri Renga Property Developers Private Limited., R2. M/s. Mint homes Limited.,	The counsel for the complainants present. Counsel for R1 absent. Counsel for R2 present. The complainants seek time for filing amended petition copy. R2 seeks time for filing counter. Posted to 17.12.2024.
5	RCP.4/2024	1. Mrs. J. Dayana Mercy 1. L. Andrew Xavier Leonard	R1. Mrs. V. Divya R2. Mr. Dakshin Bhasker R3. M/s. DAV Promoters	The counsel for the complainants absent. The counsel for the respondents present. The respondents seek time for filing proof affidavit. Posted to 17.12.2024 finally for proof affidavit of the respondents.
6	RCP.17/2024 RCP.18/2024 RCP.19/2024 RCP.20/2024	M/s. Phoenix Serene Spaces Private Limited	Mr. P. G. Aananth,	The counsel for the complainants present. Respondent ex- parte. Proof affidavit filed by the complainants is recorded. For marking of documents, posted to 17.12.2024.
7	RCP.35/2024	Mrs. Shwetha Raju	M/s. Pragnya South City Projects Private Limited	Both sides present. Proof affidavit filed by the respondent is recorded and examined as RW-1. No documents filed by the respondent. Posted to 17.12.2024 for arguments.
8	RCP.48/2024	Vikram Lakshmanan	M/s. DRA Aadithya South City Projects Private Limited	Both sides present. The respondent filed compliance memo along with demand draft on Rs.2,000/- paid to the complainant. Counter and also typed set filed by the respondent is recorded. For filing proof affidavit of the complainant, posted to 20.12.2024.
9	RCP.60/2024	A. Dharmender Kothari	M/s. SPR Construction Private Limited.,	The counsel for complainant present. The counsel for respondent present. For reporting compliance on settlement, posted to 03.12.2024.
10	RCP.66/2024 RCP.67/2024 RCP.68/2024 RCP.69/2024	1. Sridhar Murali 1. K.A. RajNivas 1. Mr. Asraf Ali. H 1. Mrs. Ramani Sankararaman 2. Mr. S. Sankararaman	R1. M/s. Casa Grande Civil Engineering Private Limited R2. M/s. Grace Gated Community LLP	The counsel for complainants present. The counsel for respondents present. The complainants seek time for filing counter in IA Nos. 53 to 56 of 2024 on maintainability. Posted to 20.12.2024 finally.

11	RCP.70/2024	M. Lakshmi	M/s. Casa Grande Civil Engineering Private Limited	The counsel for complainant present. The counsel for respondent present. The complainant seeks time for filing counter in IA No. 57 of 2024 on maintainability. Posted to 20.12.2024 finally.
12	RCP.72/2024	Thamizh Chelvan	R1. M/s. Puruvankara Limited R2. M/s. Provident Housing Ltd	The counsel for complainant present. The counsel for respondents present. Proof affidavit filed by the complainant is recorded. For marking of documents, Posted to 20.12.2024.
13	RCP.73/2024	1. Mr. R. Vaithyanathan 2. Mrs. V. Megala	R1. M/s. Akshaya Private Limited., R2. M/s. K.S. Realty Constructions Private Ltd.,	Both sides present. The respondents submitted that the 80% of an amount is settled to the complainants and remaining amount will be settled soon. Hence, the respondents seek time for reporting settlement. Posted to 20.12.2024.
14	RCP.74/2024	Mrs. Muthumeenal Subramanian	M/s. Akshaya Private Limited	Counsel for complainant absent. Counsel for respondent present. The complainant already filed withdrawal memo before the registry which is recorded. The respondent made payment towards settlement. Hence, no claim is pending from the respondent. The complainant seeks to withdraw the complaint. In view of the memo, the RCP No. 74 of 2024 is closed as settled.
15	RCP.75/2024	G. Mangalam	M/s. VGN Projects Estates Pvt. Ltd.,	Both sides absent. For filing proof affidavit of the complainant, posted to 20.12.2024 finally.

16	C.No.293/2021 C.No.294/2021	1. M/s. Pine Flat Owners Welfare Association (PFOWA) 1. 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. Memo filed by the complainant in C No. 293 of 2021 is recorded. The respondents made objections that without their presence, the Anna University conducted inspection and the Engineer of Anna University was not informed about the inspection date to the respondents. This Authority directed the Anna University to do fresh inspection by covering all prayers. The respondents are directed to pay the cost directly to the Anna University for inspection. The Anna University is directed to intimate the date of inspection in writing before 10 days from the date of inspection to the complainant, respondents and this Authority, after receiving the inspection cost of Rs.88,500/- from the respondents. Posted to 10.01.2025 for report of Anna University.
17	E.P.84/2021 in CCP.264/2019	Vinny Sawhney	R1. M/s. Cenotaph Developers LLP R2. M/s. Olympia Tech Park Chennai Pvt Ltd	Counsel for complainant absent. Counsel for respondents present and submits that the issue is already settled before the Hon'ble High Court and the order copy is yet to receive. Posted to 20.12.2024 for production of Hon'ble High Court order.
18	E.P.19/2024 E.P.20/2024	1. Mr. Govindarajan Anand 2. Srinivasan Govindarajan	M/s. Casa Grande Shelter LLP	Both sides present. Both the counsels submit that the issue is settled between the parties. Posted to 03.12.2024 for reporting settlement.
19	I.A.No.58/2024 in CCP.134/2020 I.A.No.59/2024 in CCP.135/2020	1. N.P. Sundar 2. Shantha Sundar	M/s. Sare Realty Projects Ltd.,	The counsel for complainants present. Respondent notice returned. To issue fresh notice to the proper address which was given in the application for restoration complaint. Posted to 10.01.2025.

20	I.A.No.60/2024 in E.P.17/2024 in CCP.17/2024	M/s. Akshaya Pvt Ltd.,	Mr. Ananth Prabakaran	Both sides present. Posted to 03.12.2024 for counter and enquiry.
21	CCP.171/2020	Mr.Ananth Nagarajan & Other	M/s. Artha Real Estate Corporation Ltd	Both sides present. Both of them informed that the matter is going to be settled. For reporting settlement, posted to 20.12.2024.
22	RCP.167/2022	J. Anitha	M/s. Elite Property Developers Pvt. Ltd	Both sides present. The complainant argued and was heard in full. The respondent seeks time for argument. The respondent has to pay a cost of Rs.2,500/- to the complainant. Posted to 03.12.2024 for respondent argument finally.
23	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 03.12.2024 for reporting settlement.
24	RCP.62/2023	K.S. Aruna Vasumathi	M/s. Alliance Group (Alliance Business parks Pvt Ltd.)	Both sides present. Posted to 10.12.2024 for reporting settlement or arguments.
25	E.P.20/2023	1. Mohanasundhari 2. Nagalingam	M/s. Alliance Villa Pvt Ltd.,	Both sides absent. For arguments finally, posted to 10.01.2025.