

**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 10.12.2024**

<b>S.NO</b>	<b>Case. No.</b>	<b>COMPLAINANT (S)</b>	<b>RESPONDENT (S)</b>	<b>ADJUDICATION</b>
1	RCP.226/2022	L. G. Kaushik	M/s. Casa Grande Builder Private Limited	Both sides present. Memo filed by the complainant stating that the issue is settled between the parties. In view of the memo, the RCP No. 226 of 2022 is closed as withdrawn.
2	RCP.46/2024	1. Arulselvi 2. Mathiyalaki. M 3. Mohandass. M	M/s. Casa Grande Builder Private Limited	Counsel for complainants absent. Respondent present and submitted that for the same relief the complainants have filed civil suit before the City Civil Court, hence the respondent seeks time for filing the suit documents along with vakalat and counter. For filing suit documents, vakalat and counter, posted to 24.01.2025.
3	RCP.49/2024	S. Prakash	R1. M/s. Casa Grande Civil Engineering Private Limited R2. M/s. Grace Gated Community LLP	Both sides present. M/s. Ganesh and Ganesh filed vakalat for the respondents along with IA for maintainability are recorded. The complainant is directed to file counter in IA. For filing counter in IA for maintainability by the complainant, posted to 24.01.2025.
4	RCP.103/2024 RCP.104/2024	1. S. Vikram 2. S. Kamakshi 1. M. Rajeswari Karthigeyan	M/s. Casa Grande Civil Engineering Private Limited.,	Both sides present. M/s. Ganesh and Ganesh filed vakalat for the respondents along with IA for maintainability in both the cases. The complainants are directed to file counter to the IA's, posted to 24.01.2025.

5	RCP.167/2023	A. Ajai Balaji	M/s. Akshaya Private Limited.,	Both sides present. Proof affidavit filed by the respondent is examined as RW-1, no documents filed. For arguments, posted to 24.01.2025.
6	RCP.44/2024 RCP.45/2024	M/s. Raja Muthaih Chettiar Charitable and Educational Trust	R1. M/s. K S Realty Constructions Private Limited R2. M/s. Akshaya Private Limited	Both sides present. Respondents seek time for filing counter of R1 and R2. The Authority directed the respondents to pay a cost of Rs.2,500/- in each case to the CM relief fund. For counter of R1 and R2, posted to 24.01.2025 finally.
7	RCP.95/2024	Vijayashankar. A.K	R1. M/s. Sylvanus Builders & Developers Limited., R2. M/s. Pacifica (Chennai Project) Infrastructure Co. Pvt. Ltd.,	Representing counsel for the complainant present. Counsel for respondents present and seeks time for filing counter. For counter, posted to 28.01.2025 finally.
8	RCP.97/2024 RCP.106/2024	1. Ganesh Kumar Jothi 2. Praveena Rajasekaran 1. Vijaya Tharagai Pandian	R1. M/s. Sylvanus Builders & Developers Limited., R2. M/s. Pacifica (Chennai Project) Infrastructure Co. Pvt. Ltd.,	Counsel for complainants absent. Counsel for respondents present and seeks time for filing counter. For counter, posted to 28.01.2025 finally.
9	RCP.99/2024 RCP.100/2024	1. P.M. Geetha 2. R. Velayudham (Deceased) 3. Sidharthan. P.M 1. G. Venkatraj 2. R. Srividya	M/s. Ozone Projects Private Limited.,	Both sides present. M/s. Chandramouli Prabhakar filed vakalat for the respondents are recorded. For filing counter, posted to 28.01.2025 finally.

10	RCP.105/2024	Sriram Sekhar	M/s. Selene Estate Limited.,	Both sides present. M/s. Chandramouli Prabhakar filed vakalat for the respondent is recorded. For filing counter, posted to 28.01.2025 finally.
11	RCP.5/2024 RCP.6/2024	1. S. Anbu 1. S. Anbu	R1. M/s. Engineers Estate (Madras) Private Limited., R2. Mr. K. Sridharan R3. Mrs. Jayashree Ganesh R4. State Bank of India	Both sides present. Proof affidavit filed by the complainants is examined as CW-1 in both the cases is recorded. The complainants are directed to serve a copy of proof affidavit to R1 through post. For marking of complainant's side documents, posted to 28.01.2025.
12	RCP.15/2024	1. Dr. Thirupathi Raja 2. Dr. S. Geetha	R1. M/s. Bennett Property Holdings Company Limited R2. M/s. Artha Real Estate Corporation Limited. R3. Mr. Ranveer Shah R4. M/s. R. K. Textiles	Counsel for complainants present. Counsel for R1, R2 present. Counsel for R3 present. R4 already treated as Ex-Parte. Counsel for R1, R2 and R3 again seeks time for filing proof affidavit. For filing proof affidavit of R1, R2 and R3, posted to 28.01.2025 finally.
13	RCP.47/2024	Mrs. Mahjabeen Ahmed	M/s. Alameen International Limied	Counsel for complainant present. Respondent called absent. For filing vakalat with authorization and counter, posted to 21.01.2025 finally.
14	RCP.96/2024	Dilip G Jain	M/s. SPR Construction Private Ltd.,	Both sides present. Memo of compromise filed by both the parties stating that the issue is settled but the payment is yet to be settled. For reporting settlement, posted to 25.03.2025.
15	RCP.98/2024	A. Paulraj	M/s. VGN Projects Estates Private Limited.,	Both sides present. Memo filed by the respondent stating that the issue is settled but the complainant refused that the cheque was returned. Hence, the respondent is directed to file counter. For filing counter, posted to 28.01.2025.

16	RCP.101/2024	P. Karuppanna Sudhan	M/s. Urbanrise Constructions LLP.,	Complainant party – in – person present. Counsel for respondent absent. Amendment petition filed by the complainant is recorded. The complainant is directed to serve a copy of the amendment petition to the respondent through post. For filing counter if any in the amendment petition, posted to 28.01.2025.
17	RCP.107/2024	1. S. Vasant 2. S. Sivapackiyam	M/s. Marg Properties Limited.,	Counsel for complainants present. Representing counsel for the respondent present. For filing counter, posted to 28.01.2025 finally.
18	RCP.224/2022	Mr. A. Prabhu	M/s. Real Value Promoters Pvt. Ltd	Complainant party in person absent. Representing counsel for IRP present and submits that the issue is pending before the NCLT, posted to 14.03.2025.
19	RCP.137/2023	1. Prasanthi. G 2. GowriShankar. P	R1. M/s. ABC (India) International., R2. Real Value Promoters Private Limited.,	Counsel for complainants present. R1 present. Representing counsel for IRP present and submits that the issue is pending before the NCLT. It is submitted by the complainants that the R1 counter is not served to them. Hence, R1 is directed to serve a copy of the counter to the complainants. Posted to 14.03.2025.
20	CCP.60/2021	Srinivasan Kesavachari	M/s. Real Value Promoters Pvt ltd	Counsel for complainant present. Representing counsel for IRP present and submits that the issue is pending before the NCLT, posted to 14.03.2025.
21	CCP.96/2021	R. Jayanthi	R1. M/s. Real Value Promoters Ltd., R2. Vellore Subramaniyam Suresh R3. Ramaswamy Damodaran R4. Jaya Sathya Suresh R5. Kolappan. T	Counsel for complainant present. Representing counsel for IRP present. R2 and R3 already treated as Ex-Parte. Counsel for R4 and R5 absent. Representing counsel for IRP submits that the issue is pending before the NCLT, posted to 14.03.2025.

22	CCP.236/2019	1. B. Geethpriya Arivazhagan 2. Arivazhagan Moorthy	M/s. T.K. Housing & Constructions	Complainant party – in – person present. Counsel for respondent absent. It is submitted by the complainant that the issue is pending before Hon'ble High Court hence, complainant seeks adjournment. Posted to 14.03.2025.
23	I.A.27/2024 in RCP.64/2022	R. Udhaya Suriyan	M/s. Ozone Projects Pvt.Ltd.,	Both sides present. Complainant filed IA to condone delay of 31 days in filing the restoration petition. Respondent seeks time for filing counter. Meantime, the complainant is directed to serve a copy of IA to the respondent. Posted to 28.01.2025 for filing counter by the respondent and for proof of service of IA to the respondent by the complainant.
24	I.A.98/2024 in RCP.111/2024	Dr. Mekala Daniel	M/s. Casa Grande Horizons Private Limited.,	Both sides present. The hearing of RCP No. 111 of 2024 is advanced from 10.01.2025 to 20.12.2024. Heard both sides, hence advance hearing petition is allowed. Posted to 20.12.2024.
25	I.A.99/2024 in RCP.214/2022	M/s. Hirani Foundations.,	1. Jyothi Viswanathan. 2. M. Viswanathan	Both sides present. The case is reopened as per order dated 10.12.2024 in IA No. 99 of 2024, IA is allowed. Heard both sides. Reserved for orders.
26	I.A.100/2024 in U/F. RCP. /2024 in S.R.239/2024	1. Ramapriya Srinivasan 2. K.S. Jagannathan	R1. T.K. Saravanan R2. T.K. Purushothaman R3. Dhandapani R4. M/s. Fairdeal Constructions	Both sides absent. Complainants filed advance hearing petition to fix an early date but the complainant's counsel absent today. IA is dismissed as no representation. Hence, the unfiled RCP is posted to 21.01.2025.

27	U/F. E.P. /2024 in A.No.39/2024 against C.No.87/2022 in S.R. 294/2024	1. K.S. Murugan 2. S. Latha	R1. Meenakshi Krishnakumar R2. B. Natarajan R3. N. Gurunathan R4. M/s. Aabe Homess (P) Ltd.,	Representing counsel for applicants present and seeks time. Posted to 10.01.2025.
28	CCP.35/2022  CCP.36/2022  CCP.37/2022 CCP.38/2022 CCP.39/2022 CCP.40/2022  CCP.41/2022  CCP.42/2022 CCP.43/2022 CCP.44/2022	1. Premalatha 2. S. Sankararaj 1. T.J. Zachariah 2. Beena Susan 1. E.V. Jagannathan 1. S. Gajalaxmi 1. S. Vidhya 1. Senthil Kumar Kanniah 2. Vijayalakshmi Kameswaran 1. Vivekanandhan N V 2. Padmini Priyadarsini 1. Shafeekh. V.S 1. Murali Kulala 1. H. Pallavi Raju 2. H. Ravichandra Raju	M/s. Ozone Projects Pvt. Ltd.,	Both sides present. Respondent seeks time for filing proof affidavit in CCP No. 36 of 2022, CCP Nos. 38 to 43 of 2022 and for arguments in CCP No. 35 of 2022, CCP No. 37 of 2022 and CCP No. 44 of 2022. The complainants are directed to serve a copy of the complaints to the respondent on or before 20.12.2024 in all complaints. For filing proof affidavit in CCP No. 36 of 2022, CCP Nos. 38 to 43 of 2022 by the respondent, for arguments in CCP No. 35 of 2022, CCP No. 37 of 2022 and CCP No. 44 of 2022, and for proof of service of all complaints to the respondent by the complainants, posted to 28.01.2025 finally, no more dates.
29	CCP.260/2019	Mekalabalan	M/s. Unitech Ltd & 5 Others	Counsel for complainant absent. Counsel for respondents present and submitted that the issue is pending before the Hon'ble Supreme Court. Posted to 28.03.2025 for arguments.
30	CCP.115/2020	Hyder Hussain Khan	M/s. Unitech Ltd & 5 Others	Counsel for complainant absent. Counsel for respondents present and submitted that the issue is pending before the Hon'ble Supreme Court. Posted to 28.03.2025 for arguments.

31	CCP.20/2021	Hemalatha. D	M/s. Unitech Ltd	Complainant party in person absent. Counsel for respondent present and submitted that the issue is pending before the Hon'ble Supreme Court. Posted to 28.03.2025 for arguments.
32	RCP.16/2023	Ms. Sudha Kumar	R1. M/s. Grove OMR Properties Private Ltd R2. M/s. GEM Granites	Counsel for complainant present. R1 present. R2 already treated as Ex-Parte. R1 seeks time for arguments. R1 is directed to file written arguments. For filing written arguments by R1 and for arguments, posted to 10.01.2025.
33	RCP.62/2023	K.S. Aruna Vasumathi	M/s. Alliance Group (Alliance Business parks Pvt Ltd.)	Both sides absent. For proof of service of written arguments to the complainant by the respondent. For arguments, posted to 28.01.2025 finally.