

BEFORE THE TAMILNADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)

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

CHAIRPERSON I/C

LIST OF CASES HEARD ON 11.06.2024

S.NO	Case. No.	COMPLAINANT (S)	RESPONDENT (S)	ADJUDICATION
1	CCP.217/2021	Bharath Padmanabhan	M/s. Influence Infrastructure	Complainant counsel present and files AOS for the 2 nd respondent and the 3 rd Respondent which is recorded. M/s. Sheela and H. Sidharth undertake to file vakalat for the R2. M/s. Motilal & Goda undertakes to file vakalat for the R3. Posted to 30/07/2024 for counter of R2 and R3 along with vakalat.
2	CCP.395/2021 CCP.428/2021	1. M. D. Poovarasi 2. Arumugam Thimmarayan	M/s. Ozone Projects Pvt Ltd	Complainant counsel present. Respondent counsel present. Posted to 06.08.2024 for further hearing.
3	RCP.45/2023	1. Mr. Saravanan Kothandam 2. Mrs. K. S. Rekha	M/s. Casa Grande Homes Private Limited.,	Complainant counsel present. Respondent counsel present. Proof affidavit filed by the respondent is examined as RW1 and 3 documents filed are recorded. Posted to 13/08/2024 for arguments.
4	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.,	Complainant counsel present. Respondent absent. Posted to 23/07/2024 for appearance of the respondent. The case reposted from 23/07/2024 to 30/07/2024.

5	RCP.98/2023	V. Kayalkodi	R1. M/s. V. Guruswamy Naidu Co. Pvt, Ltd., R2. M/s. VGN Property Developers Pvt Ltd.,	Complainant counsel present. Counsel for R1 and R2 present. Ex. A1 to A24 marked. Proof affidavit filed by the R1 is examined as RW2 with 7 documents filed are recorded. Posted to 06/08/2024 for arguments.
6	RCP.104/2023	Mr. N. Ratnakumar	M/s. VGN Property Developers Private Limited.,	Complainant counsel present. Respondent counsel present. Both parties file a settlement memo which is recorded. The RCP is closed as settled.
7	RCP.118/2023	Mr. Vijay Raghavan Rajagopalan	M/s. Sree Amitra Infra Technologies.,	Complainant counsel present. Respondent counsel present. At the request of the respondent counsel posted to 23/07/2024 for counter to the I.A. The complainant shall provide the required copies of the I.A to the respondent. <u>I.A. 18/2024:-</u> Posted to 23/07/2024 for filing counter to the I.A.
8	RCP.154/2023	1. Dr. T. Balasubramanian 2. Dr. A. Kavitha	M/s. Akshaya Private Limited.,	Complainant party in person present. Respondent counsel present and files proof affidavit which is examined as RW1 and 4 documents filed are recorded. Ex. A1 to A5 marked. Posted to 06/08/2024 for arguments.
9	RCP.166/2023	S. Geethakrishnan	M/s. Brigade Enterprises Ltd.,	Complainant counsel present. Respondent counsel present. Proof affidavit filed by the complainant is examined as CW1 and 9 documents filed by the complainant are recorded. (6 were with the complaint and 4 being filed now). Posted to 23/07/2024 for proof affidavit of the respondent.
10	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. Posted to 30/07/2024.
11	RCP.15/2024	1. Dr. Thirupathi Raja 2. Dr. S. Geetha	R1. M/s. Bennett Property Holdings Company Limited R2. M/s. Artha Real	Complainant counsel present. Counsel for R1 and R2 present. Counsel for R3 present. R4 ex-parte. Counter filed for R1 & R2 separately is recorded. Counter for R3 is recorded. Posted to 30/07/2024 for proof affidavit of the complainant. Type set

			Estate Corporation Limited. R3. Mr. Ranveer Shah R4. M/s. R. K. Textiles	filed along with the counter by R1 & R2 separately is recorded.
12	RCP.16/2024	1. Mr. Rahul Gupta 2. Mr. Bhupender Singh	R1. M/s. Evita Construction Pvt Limited R2. M/s. Lucifer Construction P Ltd	Complainant absent, Counsel for R1 and R2 present. Counter filed by R1 and adopted by R2 is recorded. 7 documents filed with the counter is also recorded. Posted to 30/07/2024 for proof affidavit of the complainant.
13	RCP.17/2024 RCP.18/2024 RCP.19/2024 RCP.20/2024	M/s. Phoenix Serene Spaces Private Limited	Mr. P. G. Aananth,	Complainant counsel present and files proof of private notice which returned as left. Posted to 23/07/2024 for proof of paper publication.
14	RCP.21/2024	Aurum Villas Owners Association	M/s. Sylvanus Builders & Development Ltd	Complainant counsel present. For respondent M/s. Anil Relwani files vakalat which is recorded. The respondent assures of working towards settlement. Posted to 30/07/2024 for reporting settlement or counter finally.
15	RCP.22/2024	M. Jacob)	M/s. Akshaya Private Ltd	Complainant counsel present. Respondent counsel present and prays for time to file counter. Posted to 20/06/2024 for counter finally at a cost of Rs. 2,000/- to the complainant on or before 20/06/2024. No more dates.
16	RCP.24/2024	Mr. Dineshkumar	M/s. Color Homes Developers Pvt Ltd	Complainant counsel present. Respondent absent. The complainant files memo of settlement which is recorded. RCP. 24/2024 is disposed as settled.
17	RCP.30/2024	Pitchika Mohan Muralidhar	M/s. LOKAA Developers Pvt. Ltd.,	Complainant counsel present. The Notice has been returned with endorsement left. Posted to 02/07/2024 for private notice.
18	RCP.31/2024	1. Mrs. A. G. Anusha 2. Mr. P. Yogesh	R1. M/s. Grace Gated Community LLP R2. M/s. Casa Grande Civil Engineering Private. Limited	Complainant counsel present. For respondent M/s. Ganesh and Ganesh undertakes to file vakalat. Posted to 02/07/2024 for vakalat and counter finally.

19	RCP.32/2024	Mr. Chandru Nagarajan	M/s. Yazh & Co Homes.,	Complainant party in person present. Notice has returned as door locked. Posted to 02/07/2024 for private notice to the respondent.
20	RCP.33/2024	1. Mr. A. Selvaraj Arunachalam 2. Mrs. Gnanabahirathi Perumal	M/s. Metroline Promoters Pvt. Ltd.,	Complainant absent. Respondent notice returned as left. Posted to 30/07/2024 for private notice on the respondent.
21	RCP.34/2024	1. Mr. Arun Peter 2. Mrs. Renee Amaladas 3. Mr. M. Peter 4. Mrs. J. Jackuvilin	M/s. Ramky Wavoo Developers (Pvt) Ltd	Complainant party in person present. For respondent M/s. Mohd. Fiyaz Ali files vakalat which is recorded. Posted to 30/07/2024 for counter finally.
22	RCP.35/2024	Mrs. Shwetha Raju	M/s. Pragnya South City Projects Private Limited	Complainant counsel present. For respondent M/s. A. Charles Darwin files vakalat which is recorded. Posted to 30/07/2024 for counter finally.
23	E.P. 25/2023	1. A. Prashanth 2. Karthiga	R1. M/s. BBCL Properties Private Limited., R2. M/s. Sameeraa Foundation Private Limited.,	Complainant absent. Respondent counsel present and files order in CMSA. No. 27/2023. Posted to 30/07/2024.
24	E.P.49/2023	Mr. M.Janarthanam	M/s. Hamlet Apartment Pvt.Ltd.,	Complainant counsel present. Respondent counsel present. The parties report of impending settlement. Posted to 30/07/2024 for reporting settlement or counter finally.
25	E.P.17/2024	Mr. Ananth Prabakaran	M/s. Akshaya Private Limited	Complainant counsel present. For respondent M/s. Manisundargopal undertakes to file vakalat. Posted to 06/08/2024 for vakalat and counter finally.
26	E.P.18/2024	Dr. S. Chandra	M/s. Manju Foundation Private Limited	Complainant counsel present. Notice on RCP served and respondent absent. Hence treated as Ex-parte. Reserved for orders.

27	E.P.19/2024	Mr. Govindarajan Anand	M/s. Casa Grande Shelter LLP	Complainant counsel present. For respondent M/s. Ganesh and Ganesh undertakes to file vakalat. Posted to 02/07/2024 for vakalat and counter finally.
28	E.P.20/2024	Mr. Srinivasan Govindarajan	M/s. Casa Grande Shelter LLP	Complainant counsel present. For respondent M/s. Ganesh and Ganesh undertakes to file vakalat. Posted to 02/07/2024 for vakalat and counter finally.
29	E.P.21/2024	1. Mrs. A. Kantharuby 2. Mr. K. Ayyanarappan	R2. M/s. Pacifica (Chennai Project) Infrastructure Co. Pvt. Ltd R1. M/s. Sylvanus Builders and Developers Ltd	Complainant absent. For respondent 1 and 2 M/s. Anil Relwani files vakalat which is recorded. Posted to 02/07/2024 for counter finally.
30	E.P.22/2024	1. V. Siddhattha Velu 2. Priscilla Siddhatta	M/s. Marg Properties Limited.,	Complainant counsel present. For respondent M/s. S. Gowri undertakes to file vakalat. Posted to 02/07/2024 for vakalat and counter finally.
31	CCP.171/2020	Mr.Ananth Nagarajan & Other	M/s. Artha Real Estate Corporation Ltd	Complainant counsel present. Respondent counsel present. Both parties report of heading towards settlement. Posted to 30/07/2024 for reporting settlement or arguments finally.
32	CCP.326/2021 CCP.327/2021	Mrs. Kavitha Mrs. Santha	M/s. A. Victory Home	Complainant counsel present. For respondent their manager appears and assures of the respondent's decision to settle the complaint before Dec 2024. Posted to 02.07.2024 for further hearing for the respondent to proceed with the process or settlement.
33	R.C.P. 5/2022	1. R. Nalini 2. K.Gurumoorthy	M/s Amarprakash Developers Pvt. Ltd.,	Complainant party in person present. Respondent absent. Written argument filed by the complainant is recorded. Posted to 02/07/2024 finally for respondent arguments. No more dates.
34	RCP.115/2022 C.No.85/2022	Mr.Ganesh Rajamani Mrs.Aparna Rajagopalan Iyer	R1.M/s.Alliance Projects R2.M/s.Alliance Orchid Tech Parks Pvt.Ltd.,	Complainant counsel present. Respondent counsel present and submits that they are not in a position to pay the cost. The office of this authority would have to recover the same as

				recovery of land revenues through the revenue department. Reserved for orders.
35	RCP.123/2022	M.N.Dheenadhayalan	R1. M/s. Bharat Building Construction (1) Pvt Ltd., R2. M/s. Bharat Building Construction	Complainant counsel present. Respondent counsel present. At the request of the complainant counsel posted to 06/08/2024 for final arguments.
36	RCP.150/2022	Mr. Thiyagarajan. K. M & Ano	M/s. Amar Prakaash Developers Private Limited	Both parties absent. Posted to 02/07.2024.
37	RCP.151/2022	Mr.K. Santhanagopalan & Another	M/s. Amar Prakaash Developers Private Limited	Both parties absent. Posted to 02/07.2024.
38	RCP.153/2022	Mr. S. Gayathri	M/s. Amar Prakash Developers Private Limited	Complainant counsel present. Respondent absent. Complainant argued. Posted to 02/07/2024 as a last opportunity for the appearance of the respondent.
39	RCP.193/2022	Mr. S. Arun Kumar	RI. M/s. Rajkham India Pvt Ltd., R2. Mr. A. Kanishk R3. M/s. Shriram Housing Finance Ltd.,	Complainant counsel present. Respondent counsel 3 present. R1 absent. R2 ex-parte. Complainant argued and was heard. Posted to 13/08/2024 for arguments finally.
40	RCP.222/2022	Mrs. Veena	M/s. Amar Prakash Developers Private Limited	Complainant counsel present. Respondent absent. Posted to 02/07.2024.
41	RCP.227/2022	N. Josiah Solomon	R1. M/s. Alliance Business Park Pvt. Ltd R2. M/s. Alliance Projects.	Complainant counsel present. Respondent counsel present. The respondent does not wish to argue any further. Reserved for orders.

42	RCP.14/2023	Vinaik Krishnamurthy	M/s. VGN Developers Private Limited	Complainant counsel present. Respondent absent. At the request of the complainant counsel posted to 06/08/2024 for written arguments finally.
43	RCP.15/2023	Jessima Sherin Jalaludeen	R1. M/s. Grace Gated Community LLP R2. M/s. Casa Grande Civil Engineering Pvt. Ltd	Complainant counsel present. Respondent counsel present. Ex. A1 to A8 marked. Ex. B1 to B16 marked. At the request of the respondent counsel who assures of settlement. Posted to 02/07/2024 for reporting the same or arguments finally.
44	RCP.106/2023	Mrs. Suganthy Rayen	M/s. Casa Grande Builders Private Limited.,	Complainant counsel present. Respondent counsel present and both parties report of impending settlement. Posted to 02/07/2024 for reporting settlement or arguments finally.
45	RCP.115/2023	1. Mr. V.P. Ratish 2. Mrs. Vidyawati Udayar	R1. M/s. Beauty Etoile Private Limited., R2. M/s. Landmark Housing Projects (India) Private Ltd.,	Complainant counsel present. Respondent counsel present. Ex. A1 to A6 marked. Ex. B1 to B4 marked. Written argument submitted by the complainant is recorded. At the request and commitment of the respondent for likely settlement. Posted to 02/07/2024 for reporting settlement or arguments finally.
46	E.P. No.15/2022	Mr. C. Gopalan	M/s. Arthveda Star (Vizag) Reality Pvt. Ltd.,	Complainant counsel present. For respondent M/s.S. Purushotamman & K. Raja undertakes to file vakalat. Posted to 23/07/2024 finally for set aside petition and counter at a cost or report settlement.