

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 12.11.2024

S.NO	Case. No.	COMPLAINANT (S)	RESPONDENT (S)	ADJUDICATION
1	RCP.3/2024	1. Avinash Parthasarathy 2. Sheela Parthasarathy	M/s. Akshaya Private Limited	Both sides present. Proof affidavit filed by the respondent is recorded. No documents filed. Posted to 20.12.2024 for arguments.
2	RCP.8/2024	Mrs. Mythili Ramesh	M/s. Harsha Homes	The counsel for complainant called absent. Counsel for respondent present. The respondent seeks time to file proof affidavit. The complainant is directed to serve a copy of the proof affidavit to the respondent. Posted to 20.12.2024 for marking of documents filed by the complainant and for proof affidavit of the respondent.
3	RCP.27/2024 RCP.28/2024 RCP.29/2024	M/s. Rajah Muthiah Chettiar Charitable and Educational Trust	M/s. Selene Estate Limited	Both sides present. The complainant seeks time to file proof affidavit. For filing proof affidavit of the complainant, Posted to 20.12.2024 finally.
4	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	Both sides present. Proof affidavit filed by the complainants is recorded. For marking of documents, posted to 20.12.2024.

5	RCP.83/2024	Mr. Devakumar	M/s. Akshaya Private Limited.,	Counsel for complainant absent.Counsel for respondent present.Counter filed by the respondent is recorded. The respondent is directed to serve a copy of counter to the complainant through post. Posted to 20.12.2024 for proof affidavit of the complainant and proof of service of counter by respondent.
6	RCP.110/2024	Anuradha Ramani	M/s. Marg Properties Limited	Complainant counsel present.Representative counsel for the respondent present.The respondent seeks time to file counter. For counter, posted to 20.12.2024 finally.
7	RCP.169/2022	1. Mr. D. Anandavelu 2. Mrs. A. Subashini	R1. T. Kumaresan R2. M/s. Sabari Realtors Pvt.Ltd., R3. M/s. Pioneer Homes.,	Complainants counsel present.Respondents R1, R2 present. R3 Ex-parte.For filing proof affidavit of R1 as well as detailed counter of R1. Posted to 20.12.2024 finally.
8	RCP.92/2023	Mrs. Birinderpreet Kaur	R1. M/s. S.D. Infrastructures R2. Mr. S. Jesu (Alias) S. Jesu Fernando (R2-Died)	Complainant counsel present.Mr. R.M. Makesh Kumaravel, Advocate filed vakalat for R1 along with set aside petition and also paid cost to the complainant which is recorded and the set aside petition is allowed. R1 again seeks time for filing counter. The complainant is directed to serve a copy of complaint on or before 05.12.2024. Posted to 20.12.2024 for filing counter.
9	C.No.284/2021	A. Pazhani Raju & Ano	Mr. L. Chandarsekaran	Complainants party – In – Person absent. Counsel for respondent present. Complainants also absent on 02.08.2024. The complainants are directed to pay the amount to the Anna University for inspection at the earliest. Posted to 10.01.2025.
10	E.P.15/2022 in RCP.44/2022	Mr. C. Gopalan	M/s. Arthveda Star (Vizag) Reality Pvt. Ltd.,	Both sides present.The respondent filed memo for part payment of Rs.10,00,000/- as per the schedule of payment is recorded. The respondent is directed to pay the remaining part payments on 08.12.2024 and 08.01.2025 as per the schedule of payment in order dated 08.10.2024. For reporting compliance on payment, posted to 10.01.2025.

11	E.P.8/2023 E.P.9/2023	1. Anandhi Nicholas 1. Arvind Baskar	R1. M/s. Amar Prakash Developers Pvt Ltd R2. Sudhir Kumar Surana R3. A. Aadarsh Kumar Surana R4. S. Aashish Surana R5. S. Kuldeep Surana R6. M/s. Rushab Reality R7. M/s. Prakash Reality R8. M/s. K.P. Reality	Counsel for order holders present. Respondents absent. The order holders seek time for private notice to R7 and R8. For production of death certificate of R2 and Private notice to R7 and R8 by the order holders and for filing vakalat for R3 to R5 by M/s. Prem Raj, Advocates and for R6 vakalat by M/s. Deepak Kumar finally, the case is posted to 10.01.2025.
12	E.P.10/2023	S. Arunrajaa	M/s. Provident Housing Ltd	Both sides absent. This Authority directed the respondent to file fresh set aside application. Posted to 24.12.2024.
13	E.P.34/2023	K. Leslie Jose David	M/s. Casa Grande Civil Engineering Private Limited	Both sides present. Withdrawal memo filed by the execution petitioner stating that the matter is settled between the parties. In view of the memo, the EP No. 34 of 2023 in CCP.No. 269 of 2021 is closed as settled.
14	E.P.7/2024 E.P.8/2024	1. Mr. T. R. Narasiman 2. N.Hemalatha Narasiman 1. Priya Thittai	R1. M/s. Jeyam Shelters Pvt Ltd R2. Lancor Holdings Limited	Counsel for complainants present.R1 absent. R2 present. The Authority directed the R2 to pay a cost of Rs.2,000/ in each case to the complainants. For filing counter by R2, posted to 24.12.2024 finally.
15	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	Both sides present. The respondents seek time for filing counter. The Authority directed the respondents to pay a cost of Rs.2,500/- to the complainants. Posted to 20.12.2024 for filing counter finally.

16	E.P.42/2024	1. Udaya Kumar (Died) 2. Ganesh Udayakumar	R1. M/s. Jeyam Shelters Pvt Ltd., R2. K.R. Jagadeeswaran, R3. M/s. Lancor Holdings Limited.,	Counsel for complainants present. R2 and R3 present. Affidavit of service for private notice filed by the complainants is recorded. Hence, R1 treated as Ex- Parte. R2 filed set aside petition along with counter and the same is recorded. The complainants are directed to file counter to the set aside petition in E.A No. 6 of 2024, if any. R3 seeks time to file counter. R3 directed to pay a cost of Rs.2,500/- to the complainants. For filing counter of R3, posted to 20.12.2024 finally.
17	E.P.43/2024	1. G. Sunilkumar 2. Sanitha. P.M	R1. Mr. L. Satheeskumar., R2. Mr. M.D. Prabhakaran,	Counsel for complainants present. R2 present. Private notice to R1 by the complainants. R2 seeks time for filing counter. The Authority directed the R2 to pay a cost of Rs.2,500/- to the complainants. Posted to 24.12.2024 finally.
18	E.P.44/2024	1. Mrs. R. Thenmozhi 2. Mr. S. Shirram	M/s. New Chennai Township Private Ltd.,	Counsel for complainants present. Counsel for respondent absent. For filing counter, posted to 20.12.2024 finally.
19	CCP.249/2021	Allwyn Jacob Sundararaj	M/s.BBCL Srishti Homes Ltd	Both sides present. Respondent filed memo of compromise is recorded. The counsel for complainant objected to the memo of compromise filed by the respondent. The Authority directed the complainant to be present on 24.12.2024. The complainant is directed to carryout amendment and for filing APC, posted to 24.12.2024.
20	RCP.5/2022	1. R. Nalini 2. K.Gurumoorthy	M/s Amarprakash Developers Pvt. Ltd.,	Counsel for complainants present. Respondent absent. Both the parties are directed to file written arguments. Posted to 20.12.2024 for arguments.

21	RCP.114/2022	Maanusha Devi M	M/s.Alliance Villa Pvt Ltd.,	Both sides present and pleads that they have already filed written argument that may be considered as oral arguments. Reserved for orders.
22	RCP.115/2022	1. Ganesh Rajamani 2. Aparna Rajagopalan Iyer	R1.M/s.Alliance Projects R2.M/s.Alliance Orchid Tech Parks Pvt.Ltd.,	Both sides present and pleads that they have already filed written argument that may be considered as oral arguments. Reserved for orders.
23	RCP.196/2022	1. B. Sreenivasalu 2. S. Devaki	M/s. V.G.N Developers Private Limited	Both sides present. M/s. Venkatraman, Advocate seeks time for filing change of vakalat for the respondent. Posted to 20.12.2024 for filing change of vakalat for the respondent and for arguments.
24	RCP.226/2022	L. G. Kaushik	M/s. Casa Grande Builder Private Limited	Both sides present and submitted that the settlement talks are at final stage. Posted to 22.11.2024 for filing compliance memo of settlement.
25	RCP.227/2022	N. Josiah Solomon	R1. M/s. Alliance Business Park Pvt. Ltd R2. M/s. Alliance Projects.	Both sides present. Both sides submitted that they have already filed written arguments, that may be considered as oral arguments. Reserved for orders.
26	RCP.16/2023	Ms. Sudha Kumar	R1. M/s. Grove OMR Properties Private Ltd R2. M/s. GEM Granites	The counsel for complainant present. R1 absent. R2 Ex-Parte. Posted to 10.12.2024 for arguments.

27	RCP.26/2023	1. C.S. Iyseyarya Bharathi 2. S. Ganesh	M/s. Alliance Business Park Pvt. Ltd.,	Both sides present. The complainants seek time for arguments. Posted to 10.01.2025 for arguments.
28	RCP.60/2023	1. N. Parul Mandal 2. K. Noble Srinivasani	M/s. Shriram Properties Limited.,	Counsel for complainants absent. Counsel for respondent present. Posted to 24.12.2024 for arguments.
29	RCP.68/2023	V.M. Henry Daniel	M/s. Achalaesh Infrastructure	Counsel for complainant present. Respondent already called Ex-Parte. The complainant seeks time for arguments. Posted to 24.12.2024 for arguments.
30	RCP.96/2023	Rajesh Rama Varma	M/s. Dugar Housing Limited.,	Both sides present. The respondent seeks time for arguments. This Authority directed the complainant and the respondent to file written arguments. Posted to 13.12.2024 finally for arguments.
31	RCP.99/2023	1. H. Mohammed Kasim 2. Fathimathu Zohara Kasim	M/s. Artha Real Estate Corporation Ltd.,	Both sides present. The respondent seeks time for argument. The complainants are directed to file written arguments. Posted to 20.12.2024 finally for arguments.
32	RCP.102/2023	1. R. Ramraj 2. R. Manoj Bharathy	M/s. Marg Properties Limited.,	Counsel for complainants present. Counsel for respondent absent. Posted to 20.12.2024 finally for arguments.

33	RCP.168/2023	Vinoth Krishnamoorthy	M/s. Casa Grande Homes Pvt. Ltd.,	Both sides present. It is submitted by both the parties that the settlement talks are going on. Posted to 20.12.2024 for reporting settlement.
34	E.P.24/2024 E.P.25/2024	1. Mrs. S. Lalitha 1. Mr. Senthil Raj. R	R1. M/s. Jeyam Shelters Pvt Ltd R2. K.R. Jagadeeswaran R3. M/s. Lancor Holdings Limited	Counsel for complainants present. R1 already called Ex-Parte. Counsel for R2 and R3 present. R3 paid cost of Rs.2,000/- for each case to the complainants which are recorded. The Counsel for complainants seeks time for arguments. Posted to 24.12.2024 for arguments.
35	E.P.26/2024	1. Mr. V. Venkatesan	R1. M/s. Jeyam Shelters Pvt Ltd R2. K.R. Jagadeeswaran R3. M/s. Lancor Holdings Limited	Counsel for complainants present. R1 already called Ex-Parte. Counsel for R2 and R3 present. The Counsel for complainants seeks time for arguments. Posted to 24.12.2024 for arguments.
36	E.P.27/2024	Mr. T. Chandramohan	R1. M/s. Jeyam Shelters Pvt Ltd., R2. M/s. Lancor Holdings Limited.,	Counsel for complainants present. R1 already called Ex-Parte. Counsel for R2 present. R2 paid cost of Rs.2,000/- to the complainant is recorded. The Counsel for complainant seeks time for arguments. Posted to 24.12.2024 for arguments.