

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 13.12.2024

S.NO	Case. No.	COMPLAINANT (S)	RESPONDENT (S)	ADJUDICATION
1	RCP.13/2022	1. Mrs. J. Divya Dona 2. Mr. Jesuraj Santiago	R1. Dattatray Dhona R2. R. Narayanan Godrej Sspd Green across LLP	The counsel for complainants absent. The counsel for respondents present. For filing additional proof affidavit of the respondents and marking of documents, posted to 28.01.2025.
2	RCP.119/2023	B. Lakshmipathi	R1. M/s. Color Home Developers Private Limited., R2. The Branch Manager, Canara Bank	Complainant counsel present. R1 Ex parte. R2 present. R2 filed proof affidavit which is examined as RW-1. For marking of documents, posted to 28.01.2025.
3	RCP.143/2023	The Alaka Palazzo Apartment Owners Association,	M/s. Shree Velu Builders Private Limited.,	Both sides present. Complainant filed proof of service of complaint to the respondent which is recorded. For filing counter, posted to 28.01.2025.
4	RCP.108/2024	Sornalatha Baburaj	M/s. Mahindra World City Developers Ltd.,	Representing counsel for the complainant present. Respondent present. For deciding IA No. 63/2024, posted to 28.01.2025. If the complainant wants to file counter, he has liberty to file counter to the IA.

5	RCP.109/2024	K.P. Ganesh Rao	M/s. Poomalai Housing Pvt. Ltd.,	Both sides present. Proof affidavit filed by the complainant is examined as CW-1 and is recorded. For marking of documents, posted to 28.01.2025.
6	RCP.131/2024	P. Manjula Krishna	M/s. Akshaya Pvt. Ltd.,	Both sides present. Counter filed by the respondent is recorded. For filing proof affidavit of the complainant, posted to 31.01.2025.
7	RCP.115/2024	SVS. Prabhakar Sastry	R1. M/s. Lakshmi Royal Home Constructions., R2. M. Rajasekar Reddy R3. P. Nithin R4. D.V. Sudhakar R5. M/s. Lakshmi Royal Home Constructions LLP., R6. T. Naveen	Counsel for complainant present. Respondents R1, R2, R3 absent. Respondents R4, R5, R6 present. M/s. ARK Law Associates filed vakalat along with counter for R4, R5, R6 is recorded. Typed set filed by the respondents R4, R5 and R6 is also recorded. The complainant filed impleading application to implead new builder as a party, the registry is directed to number it. The complainant is directed to take private notice to R1, R2, R3 and file proof of service for the same. For filing proof of service of private notice to R1, R2 and R3 Posted to 22.01.2025.
8	RCP.116/2024	1. N. Karunakaran 2. K. Malarkodi	R1. M/s. Lakshmi Royal Home Constructions., R2. M. Rajasekar Reddy R3. P. Nithin R4. D.V. Sudhakar R5. M/s. Lakshmi Royal Home Constructions LLP., R6. T. Naveen	Counsel for complainants present. Respondents R1, R2, R3 absent. Respondents R4, R5, R6 present. M/s. ARK Law Associates filed vakalat for R4 and R5 which is recorded. Counter filed along with typed set of papers by R4, R5 and R6 is also recorded. The complainant filed impleading application to implead new builder as a party, the registry is directed to number it. The complainant is directed to take private notice to R1, R2, R3 and file proof of service for the same. For filing proof of service of private notice to R1, R2 and R3, posted to 22.01.2025.

9	RCP.127/2024	1. R. Sarath Chandrasiva 2. S. Rahika	R1. M/s. Lakshmi Royal Home Constructions. R2. P. Nithin R3. D.V. Sudhakar R4. M/s. Lakshmi Royal Home Constructions LLP., R5. T. Naveen	Counsel for complainants present. Respondents R1 and R2 absent. Respondents R3, R4, R5 present. M/s. ARK Law Associates filed vakalat for R3, R4, R5 which is recorded. Respondents R3, R4 and R5 seek time for filing counter. The complainants are directed to take private notice to R1 and R2 and file proof of service for the same. For filing counter of R3, R4 and R5 and for filing proof of service of private notice to R1 and R2 by the complainants. For filing proof of service of private notice to R1 and R2, posted to 22.01.2025.
10	RCP.128/2024	D. Hemanth Kumar	R1. M/s. Lakshmi Royal Home Constructions. R2. P. Nithin R3. D.V. Sudhakar R4. M/s. Lakshmi Royal Home Constructions LLP., R5. T. Naveen	Counsel for complainant present. Respondents R1 and R2 absent. Respondents R3, R4, R5 present. M/s. ARK Law Associates filed vakalat for R3, R4, R5 is recorded. Respondents R3, R4 and R5 seek time for filing counter. The complainant is directed to take private notice to R1 and R2 and file proof of service for the same. For filing counter of R3, R4 and R5 and for filing proof of service of private notice to R1 and R2 by the complainants, posted to 22.01.2025.
11	RCP.132/2024	Thiagarajan Janakaraj	R1. M/s. Lakshmi Royal Home Constructions. R2. P. Nithin R3. D.V. Sudhakar R4. M/s. Lakshmi Royal Home Constructions LLP., R5. T. Naveen	Counsel for complainant present. Respondents R1 and R2 absent. Respondents R3, R4, R5 present. M/s. ARK Law Associates filed vakalat along with counter for R3, R4 and R5 is recorded. Typed set filed by the respondents R3, R4 and R5 is also recorded. The complainant is directed to take private notice to R1 and R2 and file proof of service for the same. For filing proof of service of private notice to R1 and R2 by the complainants, posted to 22.01.2025.

12	RCP.133/2024	S. Varadharajan	R1. M/s. Lakshmi Royal Home Constructions., R2. M. Rajasekar Reddy R3. P. Nithin R4. D.V. Sudhakar R5. M/s. Lakshmi Royal Home Constructions LLP., R6. T. Naveen	Counsel for complainants present. Respondents R1, R2, R3 absent. Respondents R4, R5, R6 present. M/s. ARK Law Associates filed vakalat along with typed set for R4, R5 and R6 which is recorded. Respondents R4, R5 and R6 seeks time for counter. The complainant is directed to take private notice to R1, R2, R3 and file proof of service for the same. For filing counter of R4, R5, R6 and filing proof of service of private notice to R1, R2 and R3 by the complainant, posted to 22.01.2025.
13	RCP.134/2024	1. Dinesh Chandra Siva 2. Pragnya Molahalli	R1. M/s. Lakshmi Royal Home Constructions. R2. P. Nithin R3. D.V. Sudhakar R4. M/s. Lakshmi Royal Home Constructions LLP., R5. T. Naveen	Counsel for complainants present. Respondents R1, R2 absent. Respondents R3, R4, R5 present. M/s. ARK Law Associates filed vakalat with typed set for R3, R4 and R5 along with counter is recorded. The complainant is directed to take private notice to R1, R2 and file proof of service for the same. For filing proof of service of private notice to R1, R2 by the complainant, posted to 22.01.2025.
14	RCP.129/2024	Devesh Bahi	R1. M/s. DLF Ltd., R2. Begur OMR Homes Private Limited.,	Complainant present. R1 present. R2 absent. M/s. Chandhini Pradeep Kumar filed change of vakalat for the complainant is recorded. M/s. Aiyar & Dolia filed vakalat for R1 is recorded. The complainant is directed to take private notice to R2. For filing counter of R1 and filing proof of service of private notice to R2 by the complainant, posted to 18.02.2025.
15	RCP.130/2024	1. Nirmala Raman 2. J. Raman	R1. M/s. DLF Ltd., R2. Begur OMR Homes Private Limited.,	Complainant present. R1 present. R2 absent. M/s. Aiyar & Dolia filed vakalat for R1 is recorded. The complainants are directed to take private notice to R2. The R1 is directed to file counter on or before 31.01.2025 by serving copy to the complainants. For filing proof of service of counter to the complainants by R1 and also proof of service of private notice to R2 by the complainants, posted to 18.02.2025.

16	RCP.106/2023	Suganthy Rayen	M/s. Casa Grande Builders Private Limited.,	The counsel for complainant absent. The counsel for respondent present. Withdrawn memo filed by the complainant stating that the issue is settled between the parties. In view of the memo, the RCP No. 106 of 2023 is closed as withdrawn.
17	RCP.82/2024	1. Richard Gladwin. F 2. Christy Navamani	R1. M/s. Casa Grande Civil Engineering Private Limited R2. M/s. Grace Gated Community LLP	Representing counsel for the complainants present. Counsel for respondents present. Complainants seek time for filing counter in IA No. 61/2024. For filing counter in IA No. 61/2024 by the complainants, posted to 28.01.2025 finally.
18	RCP.135/2024	Sathish Kumar Sankaran	R1. M/s. Casagrand Milleni Private Ltd., R2. M/s. Casagrand Vistaaz Private Ltd.,	Both sides present. M/s. Ganesh and Ganesh undertakes to file vakalat for the respondents. For filing vakalat and counter, posted to 31.01.2025.
19	RCP.136/2024	1. K. Srinivasan 2. S. Nirmal kumar	M/s. Urbanrise Construction LLP.,	Both sides absent. Posted to 31.01.2025.
20	RCP.65/2024	Praveen Kumar Jain	M/s. Ozone Projects Private Limited.,	Both sides present. Complainant seeks time for filing proof affidavit. For proof affidavit of the complainant, posted to 28.01.2025.

21	CCP.395/2021 CCP.428/2021	1. M. D. Poovarasi 2. Arumugam Thimmarayan	M/s. Ozone Projects Pvt Ltd	The counsel for complainants absent. Respondent counsel present. The counsel for complainants called absent on 06.08.2024, 25.10.2024 and 13.12.2024. Hence, both the complaints in CCP Nos. 395, 428 of 2021 are dismissed for non prosecution.
22	CCP.49/2022 CCP.73/2022 CCP.74/2022 CCP.75/2022 CCP. 67/2023	1. Venkatesh Chathalavada 1. Vinayagam Sudhakar 2. Geethalakshmi Rangasamy 1. Sankaranarayanan 2. Gayathri Mahadevan 1. B.K. Priyanka 1. Shyamsundar 2. Suja	M/s. Ozone Projects Pvt. Ltd	Both sides present. The respondent again seeks time to file counter in CCP No. 67 of 2023. Cost memo filed by the respondent is recorded. In CCP Nos. 49, 73, 74, 75 of 2022 the respondent filed proof affidavit which is examined as RW-1 and no documents filed is recorded. The respondent is directed to file counter in CCP No. 67 of 2023 on or before 07.01.2025 before the registry by serving copy to the complainants. For filing proof of service of counter to the complainants by the respondent and for filing proof affidavit by complainants in CCP No. 67 of 2023 and for arguments in CCP Nos. 49, 73, 74, 75 of 2022 , posted to 31.01.2025.
23	E.P.14/2023 E.P.15/2023	1. K. Arangannal 2. A. Arasi 1. N. Jayanthi	M/s. Dugar Housing Ltd	Both sides present. Complainants seek adjournment. For reporting settlement or arguments, posted to 04.02.2025.
24	E.P.39/2024	M. Rajasekar	M/s. Vijay Raja Homes Pvt. Ltd.,	Petitioner Party – In – Person present. The counsel for respondent present. Cost memo along with counter filed by the respondent is recorded. For arguments, posted to 31.01.2025.

25	SR.No.124/2024 SR.No.125/2024 SR.No.160/2024 SR.No.183/2024	1. K. Barathan 2. S. Baby 1. Prasanna Vikash 1. P. N. Prabhakaran 1. Saravanan Arunachalam 2. Vanitha Saravanan	R1. M/s. Sylvanus Builders and Developers Ltd R2. M/s. Pacifica (Chennai Project) Infrastructure Co. Pvt. Ltd	Counsel for complainants present and argued. Reserved for orders on maintainability.
26	RCP.96/2023	Rajesh Rama Varma	M/s. Dugar Housing Limited.,	Both sides present. Written arguments filed by the complainant is recorded. Respondent seeks time for filing written arguments. The respondent is directed to file written arguments within a week from today by serving copy to the complainant through post. For filing proof of service of written arguments by the respondent to the complainant and for oral submission if any, posted to 28.01.2025.
27	RCP.97/2023	1. Ragothaman Sankar 2. Saradha Sankar	M/s. TATA Value Homes Limited/Tata Reality	Both sides present. Written arguments filed by the complainants are recorded. For arguments, posted to 21.01.2025.
28	RCP.115/2023	1. V.P. Ratish 2. Vidyawati Udayar	R1. M/s. Beauty Etoile Private Limited., R2. M/s. Landmark Housing Projects (India) Private Ltd.,	Both sides present. Respondents seek time for filing written arguments. The respondents are directed to file written arguments before the registry within a week from today by serving copy to the complainants through post. Reserved for orders.
29	RCP.63/2024	V. K. Dines	M/s. MARG Properties Limited	Both sides present. Respondent filed Proof of service of private notice to the complainant which is recorded. Complainant made arguments. Respondent seeks time for arguments, posted to 24.01.2025.

30	CCP.248/2019 CCP.344/2019 CCP.293/2021 CCP.294/2021	1. R. VijayaKumar 1. Jagadeesan 1. Nagaraghukiran Penujuri 1. Dinesh Prabhu 2. Sweetali Prabhu	R1. M/s. Arul Constructions R2. M/s. land Marvel Homes	Both sides present. Respondents submit that the settlement talk is still going on. For reporting settlement or arguments, posted to 31.01.2025.
31	CCP.61/2021 CCP.62/2021	1. P. Rajendran 1. Banumathi	R1. M/s. Arul Constructions R2. M/s. land Marvel Homes	Both sides present. Respondents submit that the settlement talk is still going on. For reporting settlement or arguments in the IA Nos. 48 of 2023 and 49 of 2023, posted to 31.01.2025.
32	E.P.83/2023 E.P.84/2023	1. Vijay Shankar Venugopal 1. S.K.Balasubramanian M/s. Ramasubramaniam Raja (Adv)	M/s. RGE Constructions and Development Pvt. LTd., M/s. G. Vivekanand (Adv)	Both sides present. Respondent again seeks time for filing written arguments and oral submission, hence the respondent is directed to pay a cost of Rs.2,500/- to the CM relief fund and file proof of service for the same in the next hearing. For filing proof of service of cost paid to the CM relief fund and for arguments, posted to 20.12.2024 finally.