

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 17.12.2024

S.NO	Case. No.	COMPLAINANT (S)	RESPONDENT (S)	ADJUDICATION
1	RCP.35/2023	1. A.N. Sridharan 2. Chitra Sridharan	M/s. Ozone Projects Pvt. Ltd.,	Both sides present. Respondent seeks time to file proof affidavit. The cost of Rs.2,500/- imposed by the authority on 29.10.2024 is not paid by the respondent to the complainants. The respondent is directed to pay cost to the complainants and file proof of service for the same before the registry. For filing proof affidavit by the respondent and for filing proof of service of cost by the respondent, posted to 31.01.2025.
2	RCP.98/2023	V. Kayalkodi	R1. M/s. V. Guruswamy Naidu Co. Pvt, Ltd., R2. M/s. VGN Property Developers Pvt Ltd.,	Counsel for complainant present. Counsel for R1 absent. Counsel for R2 present. Complainant is directed to take private notice to R1. The issue is not settled. For arguments and filing proof of service of private notice to R1 by the complainant, posted to 28.01.2025.
3	RCP.118/2023	Vijay Raghavan Rajagopalan	M/s. Sree Amitra Infra Technologies.,	Both sides present. Complainant seeks time to carry out amendment and filing amended petition. For filing amended petition by the complainant, posted to 31.01.2025.
4	RCP.156/2023 RCP.157/2023 RCP.158/2023	1. R. Vanaja & Another 1. V. Selvapathy 1. 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 present. Counsel for R2 present. In all complaints, complainants filed amended petition is recorded. R2 is directed to file counter in the main case. Posted to 31.01.2025 for counter of R2.

5	RCP.4/2024	1. J. Dayana Mercy 1. L. Andrew Xavier Leonard	R1. V. Divya R2. Dakshin Bhasker R3. M/s. DAV Promoters	The counsel for the complainants absent. The counsel for the respondents present. Proof affidavit filed by the respondents are examined as RW-1 is recorded. The respondents are directed to serve a copy of the proof affidavit to the complainants through post by RPAD and file proof of service for the same. For proof of service of proof affidavit by the respondents to the complainants and for marking of respondent's side documents, posted to 31.01.2025.
6	RCP.17/2024 RCP.18/2024 RCP.19/2024 RCP.20/2024	M/s. Phoenix Serene Spaces Private Limited	P. G. Aananth,	The counsel for the complainants present. Respondent already treated as ex-parte. Complainant's side documents Ex.A1 to Ex.A18 are marked is recorded. For arguments, posted to 31.01.2025.
7	RCP.33/2024	1. A. Selvaraj Arunachalam 2. Gnanabahirathi Perumal	M/s. Metroline Promoters Pvt. Ltd.,	The counsel for complainants present. Respondent Ex-parte. Proof affidavit filed by the complainants is examined as CW-1 is recorded. For marking of documents, posted to 31.01.2025.
8	RCP.137/2024	S. John Vijayakumar	R1. M/s. Marg Properties Limited, R2. M/s. New Chennai Township Pvt. Ltd.,	Both sides present. M/s. Gowri, Advocate filed vakalat for R1 and R2 is recorded. For counter of R1 and R2, posted to 31.01.2025.
9	RCP.138/2024	Ramya Gayathri Chandrasekaran	R1. M/s. Buoyant Technology Constellations Pvt. Ltd., R2. M/s. Mantri Developers Pvt. Ltd.,	Counsel for complainant present. R1 called absent. R2 present. Mr. Chandramouli Prabhakar, Advocate undertakes to file vakalat for R2. The complainant is directed to take private notice to R1. For vakalat of R2 and for filing proof of service of private notice to R1 by the complainant, posted to 31.01.2025.

10	RCP.139/2024	Roshan. S	M/s. Amudham Housing Properties India Private Limited.,	Complainant party in person present. Respondent called absent. The complainant is directed to take private notice to the respondent. For filing proof of service of private notice to respondent by the complainant, posted to 31.01.2025.
11	RCP.140/2024	Deepika Bose	M/s. Beauty Etoile Private Limited	Both sides present. M/s. Ganesh and Ganesh, Advocate undertakes to file vakalat for respondent. For vakalat and counter by respondent, posted to 31.01.2025.
12	RCP.141/2024	1. Asit Kumar Padhi 2. Namita Padhi	M/s. Casa Grande Homes Private Limited.,	Both sides present. M/s. Ganesh and Ganesh, Advocate undertakes to file vakalat for respondent. For vakalat and counter by respondent, posted to 31.01.2025.
13	CCP.192/2021	R. Venkata Subramanian	M/s. VGN Projects Estates Pvt. Ltd.,	Counsel for complainant absent. Respondent present. M/s. Tatva Legal, Advocates filed change of vakalat for the respondent is recorded. For reporting settlement or arguments, posted to 31.01.2025.
14	E.P.54/2024	1. Suresh C S 2. Ramadevi	M/s. MARG Properties Limited.,	Both sides present. M/s. Gowri, Advocate filed vakalat along with counter for the respondent is recorded. Posted to 31.01.2025 for arguments.
15	E.P.55/2024 E.P.56/2024	1. Kannan. G 1. Sathiyarayanan R	M/s. Akshaya Pvt. Ltd.,	Both sides present. M/s. Mani Sundar Gopal, Advocate filed vakalat for the respondent is recorded. Respondent seeks time for compliance affidavit. Posted to 31.01.2025 for compliance affidavit by the respondent and for arguments. Both sides present. M/s. Mani Sundar Gopal, Advocate filed vakalat for the respondent is recorded. Respondent seeks time for compliance affidavit. Posted to 31.01.2025 for compliance affidavit by the respondent and for arguments.

16	E.P.57/2024	SUBASHINI THULASIRAM	M/s. SPR & RG Constructions Pvt. Ltd.,	Both sides present. M/s. A. Palaniappan, Advocate filed vakalat for the respondent along with board resolution is recorded. Posted to 31.01.2025 for compliance affidavit by the respondent.
17	I.A.25/2024 in E.P.69/2023	M/s. SSM Builders & Promoters	1. K. Raghuraman 2. R. Swarnalatha	Both sides present. Written arguments filed by the respondents are recorded. The petitioner is directed to file written arguments. For filing written arguments by petitioner and for arguments, posted to 28.01.2025.
18	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.,	Both sides present. Complainants seek time for arguments. For arguments, posted to 31.01.2025.
19	RCP.65/2023	Senthilnathan Manickam	M/s. Casa Grande Builder Private Limited.,	Complainant counsel absent. Respondent counsel present. For arguments, posted to 31.01.2025.
20	RCP.165/2022	G.H. Shah	R1. M/s. Sylvanus Builders and Developers Ltd R2. M/s. Pacifica (Chennai Project) Infrastructure Pvt Ltd	Both sides present. Written arguments filed by the complainant is recorded. Respondents undertake to file change of vakalat. The respondents are directed to file change of vakalat within 2 weeks from today and also directed to file written arguments. Posted to 31.01.2025 for filing change of vakalat by the respondents and written arguments finally.

21	RCP.121/2022	G. Kokila	R1. M/s. ABC (Inida) International R2. M/s. Real Value Promoters Pvt. Ltd.,	Counsel for complainant present. R1 absent. R2 Representing counsel for IRP present. For written arguments of R1 and for filing status report of NCLT by R2, posted to 31.01.2025.
22	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., R1 and R2 Ex-parte	Representing counsel for complainants present. Respondents present. In both the cases, memo filed by the complainants is recorded. M/s. Elamathi, Advocate filed common vakalat for the respondents in both the cases is also recorded. The complainants submitted that the issue is not pending with the NCLT to that effect they have filed memo, but contradictory, the respondents submitted that the issue is pending with NCLT. Posted to 31.01.2025 for compliance report by the respondents.
23	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 31.01.2025 for dismissal of complaints.
24	RCP.131/2023	Chinta Srivishnu Koushik	M/s. Selene Estate Limited.,	Both sides present. Written arguments filed by the complainant is recorded. Heard both sides. Reserved for orders.

25	RCP.166/2023	S. Geethakrishnan	M/s. Brigade Enterprises Ltd.,	Counsel for complainant absent. Counsel for respondent present and seeks time for arguments. Both the parties are directed to file written arguments. For filing written arguments by both parties and for arguments, posted to 31.01.2025.
26	RCP.35/2024	Shwetha Raju	M/s. Pragnya South City Projects Private Limited	Both sides present. Complainant seeks time for written arguments. The respondent is directed to file additional documents along with additional proof affidavit in the registry and also serve copy of the same to the complainant. For marking of documents, posted to 31.01.2025.
27	CCP.373/2021	1. Taher Asgar Ali 2. Tasneem Taher Ali	M/s. IVR Hotels and Resorts Ltd.,	Both sides present. Memo filed by the respondent is recorded stating that the issue is settled between the parties and the respondent also filed letter from the complainants. But, the counsel for complainants seeks time for getting instructions from the complainants. Posted to 31.01.2025.
28	CCP.59/2021 CCP.212/2021 CCP.213/2021 CCP.223/2021	1. Krishnan Venkataraman 2. Vaidehi Krishnan 1. Venkat Sundararajan 2. Lakshmi Venkataraman 1. Varakur Srinivasan Ramana 2. Jayashree Ramana 1. Venkatesh Rathnam	R1. M/s. IVR Hotels & Resorts Ltd., R2. M/s. Palladium Infrastructure Projects Ltd	Both sides present. R1 submitted that they are willing to settle the issue. Posted to 31.01.2025 for reporting settlement or arguments.
29	CCP.326/2021 CCP.327/2021	1. Kavitha 1. Santha	M/s. A. Victory Home	Both sides present. Respondent has paid cost of Rs.3,000/- to the complainants and the same was endorsed by the complainants in the affidavit of service is recorded. Complainants have filed affidavit of service of written arguments to the respondent is also recorded. For reporting settlement or arguments, posted to 28.01.2025.

30	CCP.430/2021	Chetan H. Shah	M/s. Vishion constructions	Counsel for complainant present. Respondent already called Ex-Parte. Complainant made oral argument and also filed written arguments is recorded. Reserved for orders.
31	CCP.391/2021	1. T. Meghanathan 2. Usha Meghanathan	R1. M/s. Grace Gated Community LLP R2. M/s. Casa Grande Civil Engg Pvt. Ltd.,	Both sides present. Respondents seek time for arguments, posted to 28.01.2025 finally.
32	CCP.282/2021 CCP.286/2021 CCP.288/2021	1. R. Chandrasekaran 1. Sathya Amirtha 2. Krishna Ayathu 1. G. Ravichandran 2. P. Krishnaveni	M/s. Casa Grand Civil Engineering Pvt ltd.,	Both sides present. Respondents seek time for arguments, posted to 31.01.2025 for arguments finally.
33	CCP.361/2021 CCP.362/2021 CCP.363/2021 CCP.366/2021	1. Aruna Ramakrishnan 1. G. Varun Kumar 2. R. Akila 1. B. Haganesh 1. K. Sunil 2. Sounmya. P.P	R1. M/s. Hallmark Infrastructure Pvt Ltd R2. M/s. Hallmark Living Space Pvt Ltd.,	Both sides present. R1 submitted that the company is under liquidation. Hence, R1 is directed to file affidavit to that effect. Posted to 31.01.2025.