

**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 20.12.2024**

<b>S.NO</b>	<b>Case. No.</b>	<b>COMPLAINANT (S)</b>	<b>RESPONDENT (S)</b>	<b>ADJUDICATION</b>
1	RCP.8/2024	Mythili Ramesh	M/s. Harsha Homes	Both sides present. Complainant filed affidavit of service is recorded. The respondent submits that the complainant has to be cross examined by the respondent. There is no procedure for cross examination is followed before this Authority, hence, the contention of the respondent is rejected. Documents filed by the complainant are marked as Ex.A1 to Ex.A36 is recorded. For proof affidavit of the respondent, posted to 04.02.2025.
2	RCP.21/2024	Aurum Villas Owners Association	M/s. Sylvanus Builders & Development Ltd.,	Both sides present. Complainant filed proof affidavit along with documents is examined as CW-1 is recorded. Complainant also filed memo of the office bearers of the complainant's association. The copy of the proof affidavit is also served to the respondent. For marking of documents, posted to 04.02.2025.
3	RCP.27/2024 RCP.28/2024 RCP.29/2024	M/s. Rajah Muthiah Chettiar Charitable and Educational Trust	M/s. Selene Estate Limited	Counsel for complainant present. Counsel for respondent absent. Complainant filed proof affidavits are examined as CW-1 which are recorded. The complainant is directed to send a copy of proof affidavit through post by RPAD to the respondent. For marking of documents, posted to 04.02.2025.

4	RCP.48/2024	Vikram Lakshmanan	M/s. DRA Aadithya South City Projects Private Limited	Both sides present. Complainant seeks time for filing proof affidavit. For proof affidavit of the complainant, posted to 04.02.2025.
5	RCP.72/2024	Thamizh Chelvan	R1. M/s. Puruvankara Limited R2. M/s. Provident Housing Ltd	The counsel for complainant present. The counsel for respondents present. Complainant documents are marked as Ex.A1 to Ex.A5 is recorded. Respondents seek time for filing additional documents. For filing proof affidavit and additional documents by the respondents, posted to 04.02.2025.
6	RCP.75/2024	G. Mangalam	M/s. VGN Projects Estates Pvt. Ltd.,	Counsel for complainant present.Counsel for respondent absent.Rejoinder filed by the complainant is recorded. The complainant is directed to send a copy of rejoinder to the respondent through post. For proof affidavit of the complainant and for filing proof of service of rejoinder to the respondent by the complainant, posted to 04.02.2025 finally.
7	RCP.110/2024	Anuradha Ramani	M/s. Marg Properties Limited	Both sides present. Counter filed by the respondent is recorded. For filing proof affidavit of the complainant, posted to 04.02.2025.
8	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. R1 submits that the issue is pending before the NCLT. The Authority has imposed cost of Rs.2,500/- to be paid by the R1 to the Hon'ble CM Relief Fund. The R1 is directed to file detailed counter and proof affidavit within 2 weeks from today before the registry and also R1 should serve the copies of the same to the complainants and R2. Posted to 04.02.2025.
9	RCP.92/2023	Mrs. Birinderpreet Kaur	R1. M/s. S.D. Infrastructures R2. Mr. S. Jesu (Alias) S. Jesu Fernando ( <b>R2-Died</b> )	Complainant counsel present.Counsel for R1 present and seeks time to file counter. The Authority has imposed a cost of Rs.2,500/- to be paid by the R1 to the Hon'ble CM Relief Fund. For filing counter of R1 and proof of service of cost by R1, posted to 04.02.2025 finally.

10	RCP.31/2024	1. A. G. Anusha 2. P. Yogesh	R1. M/s. Grace Gated Community LLP R2. M/s. Casa Grande Civil Engineering Private. Limited	Both sides present. Complainants documents are marked as Ex.A1 to Ex.A4 are recorded. The respondents filed proof affidavit along with documents which is recorded. For marking of respondent's documents, posted to 04.02.2025.
11	RCP.66/2024 RCP.67/2024 RCP.68/2024 RCP.69/2024	1. Sridhar Murali 1. K.A. RajNivas 1. Asraf Ali. H 1. Ramani Sankararaman 2. S. Sankararaman	R1. M/s. Casa Grande Civil Engineering Private Limited R2. M/s. Grace Gated Community LLP	The counsel for complainants absent. The counsel for respondents present. The complainants should file counter in IA Nos. 53 to 56 of 2024 on maintainability. Posted to 04.02.2025.
12	RCP.70/2024	M. Lakshmi	M/s. Casa Grande Civil Engineering Private Limited	The counsel for complainant present. The counsel for respondent present. Complainant filed counter in IA No. 57 of 2024 on maintainability. Posted to 04.02.2025 for arguments in IA No. 57 of 2024.
13	RCP.111/2024	Mekala Daniel	M/s. Casa Grande Horizons Private Limited.,	Hearing of this case has been advanced from 21.01.2025 to this day as per order dated 10.12.2024 in IA No. 98 of 2024. Both sides present. Respondent has paid a cost of Rs.2,500/- to the complainant is recorded. Both the counsels submitted that the settlement talks are going on. For reporting settlement, posted to 21.01.2025.
14	RCP.73/2024	1. R. Vaithyanathan 2. V. Megala	R1. M/s. Akshaya Private Limited., R2. M/s. K.S. Realty Constructions Private Ltd.,	Both sides present. It is submitted by both the parties that the issue has been settled. For submitting memo of settlement, posted to 24.01.2025.

15	RCP.83/2024	Mr. Devakumar	M/s. Akshaya Private Limited.,	Both sides present. Complainant seeks time to file proof affidavit. For filing proof affidavit by the complainant and proof of service of counter by respondent, posted to 04.02.2025.
16	CCP.45/2022 CCP.46/2022 CCP.119/2022 CCP.120/2022 CCP.121/2022 CCP.122/2022 CCP.123/2022 CCP.124/2022 CCP.166/2022	1. G. Edwin 2. Christy Jeyanthi 1. Harish S. Venkatesan 1. Venkatesan Thyagarajan 2. Anusha Krishnakumar 1. Shayam Prasad (Deceased) and 7 others 1. K.L. Muthukumar 1. John Peter 1. Sushila Srinivasan 1. Nazreen Banu 1. Umadevi Kanakasabai 2. Duraiswami Palanivelu	M/s. Ozone Projects Pvt. Ltd.,	Counsel for complainants present. Counsel for respondent absent. The Authority has imposed a cost of Rs.5,000/- totally to be paid by the respondent to the CM Relief Fund. For filing proof affidavits of the respondent and proof of cost paid to CM relief fund, posted to 04.02.2025 finally.
17	E.P.84/2021 in CCP.264/2019	Vinny Sawhney	R1. M/s. Cenotaph Developers LLP R2. M/s. Olympia Tech Park Chennai Pvt Ltd	Representing counsel for order holder present. Representing counsel for respondents present. It is submitted by the parties that the issue has been settled. For filing memo of settlement, posted to 24.01.2025.
18	E.P.37/2023	1. S. Mariadoss 2. A. Theresa	M/s. Casa Grande Civil Engineering Private Limited.,	Representative counsel for applicants present. Counsel for respondent present. Applicants filed memo stating that the issue is settled between the parties is recorded. In view of the memo, the EP No. 37 of 2023 in CCP.No. 51 of 2022 is withdrawn as settled.

19	E.P.21/2024	1. Mrs. A. Kantharuby 2. Mr. K. Ayyanarappan	R1. M/s. Sylvanus Builders and Developers Ltd., R2. M/s. Pacifica (Chennai Project) Infrastructure Co. Pvt. Ltd	Both sides present. Respondents filed compliance affidavit and memo of cost are recorded. For arguments, posted to 07.02.2025.
20	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 applicants present. R1 already treated as Ex-Parte. R2 and R3 present. R3 filed counter which is recorded. R2 already filed set aside application along with counter, for that, the applicants made no objection is recorded. R2 has to pay cost of Rs.1,000/- to the applicants. For arguments and for filing proof of service of cost to the applicants by R2, posted to 04.02.2025.
21	E.P.44/2024	1. R. Thenmozhi 2. S. Shirram	M/s. New Chennai Township Private Ltd.,	Both sides present. Compliance affidavit filed by the respondent is recorded. For arguments, posted to 04.02.2025.
22	E.P.58/2024	Priya Srinivasan	M/s. Akshaya Private Ltd.,	Petitioner party in person present. Respondent present. M/s. Mani Sundar Gopal, Advocate filed vakalat for the respondent along with board resolution is recorded. For compliance affidavit, posted to 04.02.2025.
23	E.P.59/2024 E.P.60/2024	1. R. Venugopalan 2. Supraja. V 1. Priyanka Gupta	M/s. Marg Properties Limited,	Counsel for petitioners present. Respondent present. Mrs. S. Gowri, Advocate filed vakalats for the respondent along with board resolution in both the EP's are recorded. For compliance affidavits by the respondent, posted to 04.02.2025.

24	E.P.61/2024	I. Yasmin	R1. M/s. Rammiyam Homes, R2. S. Padmini	Counsel for petitioner present. R1 present. R2 absent. Mr. Vandiyadevan, Advocate undertakes to file vakalat for R1 is recorded. R1 is directed to file vakalat and compliance affidavit. Petitioner is directed to take private notice to R2. For vakalat and compliance affidavit by R1, and for proof of service of private notice to R2 by the petitioner, posted to 04.02.2025.
25	E.P.62/2024	1. C.K. Chitembaram 2. P. Vallimayil	M/s. Venture Homes Pvt. Ltd.,	Petitioners party in person present. Respondent absent. Petitioners are directed to take private notice to the respondent. Posted to 04.02.2025.
26	E.P.63/2024	1. V. Swaminathan 2. V. Neeraja	M/s. Selene Estate Limited,	Counsel for complainants present. Respondent absent. Complainants are directed to take private notice to the respondent. Posted to 04.02.2025.
27	E.P.64/2024	1. Bhanu Ramasamy 2. T. Ramasamy	R1. M/s. Arthvedastar (Vizag) Realty Pvt. Ltd., R2. M/s. P dot G Constructions Pvt. Ltd., R3. P.G. Prabhakar Reddy	Both sides absent. Posted to 04.02.2025.
28	E.P. S.R.280/24 in RCP.169/2023	V. Saravanan	M/s. Spring Field Shelters (P) Ltd.,	Counsel for complainant present. The registry is directed to number the execution petition, if it is otherwise in order.

29	RCP.5/2022	1. R. Nalini 2. K.Gurumoorthy	M/s Amarprakash Developers Pvt. Ltd.,	Counsel for complainants present. Respondent absent. Complainants arguments heard. Reserved for orders.
30	RCP.167/2022	J. Anitha	M/s. Elite Property Developers Pvt. Ltd	Both sides present.  The Authority has directed both the counsels to file written arguments within a week from today before the registry and to send each other by e-mail or through post. The complainant has filed certified copy of the builder demand letter dated 16.12.2024 and receipt from bank dated 09.12.2024 which are recorded. The same has been served to the respondent is also recorded. Heard both sides. Reserved for orders.
31	RCP.196/2022	1. B. Sreenivasalu 2. S. Devaki	M/s. V.G.N Developers Private Limited	Both sides present. M/s. Tatva Legal, Advocate filed change of vakalat for the respondent is recorded. For arguments, posted to 07.02.2025.
32	RCP.99/2023	1. H. Mohammed Kasim 2. Fathimathu Zohara Kasim	M/s. Artha Real Estate Corporation Ltd.,	Both sides present. Respondent seeks time to file additional counter to bring out new facts. The respondent is directed to serve a copy of additional counter to the complainants before 27.12.2024. For arguments, posted to 03.01.2025 finally. No more dates.
33	RCP.102/2023	1. R. Ramraj 2. R. Manoj Bharathy	M/s. Marg Properties Limited.,	Both sides present. Heard both sides.  Reserved for orders.
34	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. For reporting settlement or arguments, posted to 28.01.2025.

35	RCP.3/2024	1. Avinash Parthasarathy 2. Sheela Parthasarathy	M/s. Akshaya Private Limited	Both sides present. Complainant argued and heard in full. Respondent seeks time for filing written arguments and also seeks time for oral submission. The respondent is directed to pay a cost of Rs.2,500/- to the CM Relief Fund. Complainant and the respondent are directed to file written arguments. For filing written arguments by the complainant and respondent, for oral submission and proof of service of cost to the CM relief fund by the respondent, Posted to 04.02.2025 finally.
36	E.P.83/2023 E.P.84/2023	1. Vijay Shankar Venugopal 1. S.K. Balasubramanian	M/s. RGE Constructions and Development Pvt. Ltd.,	Both sides present. Written arguments filed by the respondent in both the EP's are recorded. Common written arguments along with typeset of papers filed by the execution petitioners are recorded. Cost already paid by the respondent to the CM Relief Fund but he seeks time to produce memo to that effect before the registry. Reserved for orders.
37	E.P.16/2024	1. Meena Narayanasamy 2. K. Narayanasamy	R1. M/s. BSCPL Infrastructure Limited R2. CDR Sathish Chandrasekaran	Both sides present and argued and heard in full. Reserved for orders.
38	CCP.171/2020	Ananth Nagarajan & Other	M/s. Artha Real Estate Corporation Ltd	Counsel for complainants absent. Respondent present and submits that the issue is settled between the parties, to that effect he had filed photocopy of the settlement agreement. The respondent is directed to produce the original settlement agreement as well as memo of settlement. Posted to 28.01.2025 for production of original settlement agreement and memo of settlement.



39	CCP.119/2020	Shri Aishwar Muthuraman	R1. M/s. Green Avenue Homes & Gardens R2. M/s. Bennett Property Holdings Co. Ltd	Representing counsel for complainant present. R1 already treated as Ex-parte. Counsel for R2 present. Representing counsel for complainant seeks time for arguments. For arguments, posted to 04.02.2025.
40	CCP.118/2021	Suku Sukumar	R1. M/s. Jeyam Shelter Pvt Ltd R2. K.R. Jagadeewswaran R3. Lashmanan Meiyappan R4. M/s. Lancor Holdings Ltd	Counsel for complainant present. R1 and R3 already treated as ex-parte. Counsel for R2 present. Counsel for R4 absent. Heard both sides. Reserved for orders.
41	CCP.250/2021	K. Bharath Moorthy	R1. M/s. Jeyam Shelter Pvt Ltd R2. K.R. Jagadeeswaran	Counsel for complainant present. R1 already treated as ex-parte. Counsel for R2 present. Heard both sides. Reserved for orders.
42	CCP.165/2021	R. Arun Prasad	M/s. Mahindra Residential Developers Ltd	Both sides present. Respondent seeks time for arguments. For arguments, posted to 07.02.2025.
43	CCP.276/2021	M.S. Jaya Sri Ramani	R1. M/s. Shri Prop Structures Pvt. Ltd., R2. M/s. Corner Stone Realtors Advisory Service Pvt. Ltd.,	Both sides present and argued and heard in full. The complainant has liberty to file citations before the registry on 23.12.2024. Reserved for orders.

44	CCP.319/2021	1. S.R. Ramya 2. N. Dhanalakshmi	M/s. Sree Builders	Both sides present. Respondent seeks time for arguments. The complainants are directed to file written arguments. Posted to 07.02.2025.
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