

BEFORE THE TAMILNADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)

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

SINGLE MEMBER

LIST OF CASES HEARD ON 25.04.2024

S.NO	CASE. NO.	COMPLAINANT (S)	RESPONDENT (S)	ADJUDICATION
1	CCP.260/2019	Mekalabalan	M/s. Unitech Ltd & 5 Others	Complainant absent. The respondent counsel present and informs of the process still going on as per order of the Hon'ble Supreme Court. Posted to 22/10/2024.
2	CCP.115/2020	Hyder Hussain Khan	M/s. Unitech Ltd & 5 Others	Complainant absent. The respondent counsel present and informs of the process still going on as per order of the Hon'ble Supreme Court. Posted to 22/10/2024.
3	RCP. 1/2022	1. Ramnath Venkatraman 2. Mrs. Rama Ramnath	R1.Ranveer shah R2.M/s. Benett Property Holdings Company Limited, R3. M/s. Artha Real Estate Corporation Limited	Complainant counsel present. Respondent 1 counsel present. Respondent 2 & 3 counsel present. Cost paid by the R1 is recorded. At the request of R1 counsel posted to 26/04/2024.
4	RCP.13/2022	1. Mrs. J. Divya Dona 2. Mr. Jesuraj Santiago	R1. Mr. Dattatray Dhone R2. Mr. R. Narayanan Godrej Sspdl Green across LLP	Complainant counsel present. Respondent counsel present for 1 & 2 present. Counter to the I.A filed is recorded. I.A allowed with a cost of Rs. 2,000/- to the complainant. Posted to 26/04/2024 for cost and submission of documents. <u>I.A. 22/2024:-</u> Cost paid I.A allowed. Additional document filed by the respondent is recorded.

5	RCP.167/2022	J. Anitha	M/s. Elite Property Developers Pvt. Ltd	Complainant absent. Respondent counsel and submits proof affidavit which is examined as RW1 and 9 documents submitted are recorded. Posted to 09/07/2024 for proof of service on the complainant.
6	RCP.27/2023	1. Harshini Changanam 2. Sateesh Galla	R1. M/s Cybercity Mangadu Project Private Limited R2. M/s. Anugraha Real Value Services Chennai Pvt Ltd R3. M/s. Shriram Properties	Complainant counsel present. Respondent 1 present. R2 ex-parte. R3 present. R1 submits memo seeking direction to the landowner to cooperate with cancellation of the sale deed. Posted to 09/07/2024 for appearance of the R2. The R1 may issue private notice on the R2.
7	RCP.57/2023	T. Shanmugam	M/s. SVS Enterprises	Complainant counsel present. Respondent absent. Chance to file proof affidavit is closed as the same is not filed despite opportunities given. Posted to 09/07/2024 for arguments.
8	RCP.92/2023	Mrs. Birinderpreet Kaur	R1. M/s. S.D. Infrastructures., R2. Mr. S. Jesu (Alias) S. Jesu Fernando.	Complainant counsel present. Respondent absent. At the request of the complainant counsel posted to 06/08/2024 finally.
9	RCP.100/2023	D. Ashok Kumar	M/s. Pacifica (Chennai Project) Infrastructure Company Pvt, Ltd.,	Complainant counsel present. Respondent ex-parte. Proof affidavit is examined as CW1 and 15 documents are already filed. Posted to 09/07/2024.
10	RCP.117/2023	1. Mr. R. Saravanan 2. Mrs. Kalavathy Saravan	M/s. Cybercity Mangadu Projects Pvt Ltd.,	Complainant absent. Respondent 1 present. The R1 counsel submits memo seeking direction to the landowner who stands as R2 in RCP. 27/2023 also to cooperate with the cancellation of sale deed. Posted to 09/07/2024 for appearance of R2.
11	RCP.137/2023	1. Mrs. Prasanthi. G 2. Mr. GowriShankar. P	R1. M/s. ABC (India) International., R2. Real Value Promoters Private Limited.,	Complainant absent. Respondent 1 counsel present. R2 counsel present. Counter filed by the R1 is recorded with documents. Posted to 22/10/2024.

12	RCP.145/2023	Mr. S. John Titus Satya	R1. M/s. Arenes Project and Infrastructure Pvt. Ltd., R2. M/s. Metroline Promoters Pvt. Ltd., R3. M/s. Sage Properties Pvt. Ltd., R4. M/s. Sage Buldwell Pvt. Ltd., R5. M/s. Sage Motel Pvt. Ltd.,	Complainant counsel present. Respondent ex-parte. Proof affidavit filed by the complainant is examined as CW1 and 7 documents filed are recorded. Posted to 25/06/2024 for arguments.
13	RCP.151/2023 RCP.152/2023	1. Mrs. Indhumathi Srinivasan 1. Mr. Aaron Bruce George 2. Mrs. Hepzibah Paulraj	M/s. Ozone Projects Private Limited.,	Complainant counsel present. For respondent M/s. Chandramouli Prabhakar undertakes to file vakalat. Posted to 09/07/2024 for I.A for reopening and vakalat at a cost of Rs. 2,500/- to be paid to the Hon'ble CM relief fund on or before 09/07/2024 in each of the RCP 151 & 152/2023.
14	RCP.12/2024	Narendran Rangaraju	M/s. Ashok Nandavanam Properties Pvt. Ltd	Complainant counsel present. Respondent ex-parte. Complainant files proof affidavit which is examined as CW1 and 12 documents filed are recorded along with written arguments. Reserved for orders.
15	RCP.14/2024	Mrs. Kavitha Kothari	Mrs. Kavitha Kothari	Complainant counsel present. Respondent absent. Posted to 09/07/2024 for vakalat and counter finally at a cost of Rs. 2,000/- to be paid to the complainant.
16	RCP.23/2024	1. Mr. N. Hemavathi 2. Mr. K. Murugan	M/s. VGN Homes Private LTD	Complainant counsel present. Respondent counsel present. The parties files memo of compromise which is recorded and the RCP closed as settled.
17	E.P.26/2023	Mrs. Naga Venu Gour	R1. M/s. Akshaya Private Limited., R2. M/s. K.S. Realty Construction Private Limited.,	Complainant counsel present. Counsel for R1 and R2 present. At the request of the respondent counsel posted to 02/05/2024 finally.

18	E.P.6/2024	1. D. K. Bhagavathi Nath 2. B. Rajalakshmi 3. T. S. Manohar	M/s. BBCL Shrishti Homes LLP	Complainant party in person present. Respondent counsel present and vakalat filed by M/s. C. Kaveen is taken on record. Counter filed is recorded. Reserved for orders.
19	E.P.7/2024	1. Mr. T. R. Narasiman 2. Mrs. N. Hemalatha Narasiman	M/s. Jeyam Shelters Pvt Ltd	Complainant counsel present. R1 counsel present and files counter with document which is recorded. The respondent submits of a likely settlement. Posted to 09/07/2024 for reporting settlement.
20	E.P.8/2024	Mrs. Priya Thittai	M/s. Jeyam Shelters Pvt Ltd	Complainant counsel present. R1 counsel present and files counter with document which is recorded. The respondent submits of a likely settlement. Posted to 09/07/2024 for reporting settlement.
21	E.P.11/2024	1. Mrs. Pushpalata Dinesh 2. Mr. Dinesh Kumar	M/s. Ozone Projects Private Limited	Complainant counsel present. Respondent counsel present and files memo with documents. Posted to 25/06/2024.
22	E.P.12/2024	1. Mr. J.P.A. Jebarajan 2. Mrs. Geetha Jebarajan	M/s. Ozone Projects Private Limited	Complainant counsel present. Respondent counsel present and files memo along with documents. Posted to 25/06/2024.
23	E.P.13/2024	Mr. Chidambaram Natarajan Seetharaman	M/s. Ozone Projects Private Limited	Complainant counsel present. Respondent counsel present and files vakalat by M/s. Chandramouli Prabhakar along with memo and documents. Posted to 25/06/2024.
24	E.P.14/2024	Mr. Vijay Kumar	M/s. Ozone Projects Private Limited	Complainant counsel present. Respondent counsel present and files memo with documents which are recorded. Posted to 25/06/2024.
25	E.P.15/2024	Dilip Kumar Sharma	M/s. Ozone Projects Private Limited	Complainant counsel present. Respondent counsel present and files memo with documents which are recorded. Posted to 25/06/2024.
26	E.P.16/2024	1. Mrs. Meena Narayanasamy 2. Mr. K. Narayanasamy	R1. M/s. BSCPL Infrastructure Limited R2. Mr. CDR Sathish Chandrasekaran	Complainant counsel present. For R1 M/s. M. Bhaskar undertakes to file vakalat. For R2 M/s. A. G. Satyanarayanan undertakes to files vakalat. Posted to 09/07/2024 for vakalat and counter finally.

27	C.No.290/2021	M/s.Vandalur Park Residency Apartment Owner Association	M/s. Ganapati Leathers Products Pvt Ltd	Complainant party in person present. Respondent absent. It is informed by the complainant that the matter is pending at the Hon'ble HC. Posted to 20/08/2024.
28	C.No.284/2021	A. Pazhani Raju & Ano	Mr. L. Chandarsekaran	Complainant party in person present. Respondent counsel present. Posted to 16/07/2024 for the complainant to make the requested fees payments to the Anna University for completing inspection. Registry to provide a order copy to the complainant addressed to the Anna University.
29	C.No.293/2021 C.No.294/2021	M/s. Pine Flat Owners Welfare Association (PFOWA) M/s. Maple Flat Owners Welfare Association (MFOWA)	R1. M/s. Alliance Projects R2. M/s. Alliance Infrastructure Projects (P) Ltd., R3. B.V.Subba Reddy R4. Manoj Sai Namburu	Complainant counsel present. Respondent counsel present. A reminder letter may be sent to the Anna University by the office of this authority. Posted to 16/07/2024.
30	CCP.59/2021 CCP.212/2021 CCP.213/2021 CCP.223/2021	1. Krishnan Venkataraman & another 2. Venkat Sundararajan & Another 3. Varakur Srinivasan Ramana & Another 4. Venkatesh Rathnam	R1.M/s.IVR Hotels & Resorts Ltd R2.M/s.Palladium Infrastructure Projects Ltd	Complainant counsel present. R1 counsel present. R2 counsel present. Posted to 16/07/2024 for final arguments.
31	CCP.391/2021	T. Meghanathan Usha Meghanathan	1. M/s. Grace Gated Community LLP 2. M/s. Casa Grande Civil Engineering Pvt Ltd	Complainant counsel absent. Respondent absent. Posted to 16/07/2024 finally. No more dates.
32	RCP.101/2022	1.N.Shankaranarayanan 2.Roopashankarnarayan	M/s.Hiranandani Realtors Pvt. Ltd.,	Complainant counsel present. Respondent counsel present. At the request of the parties posted to 02/05/2024 for reporting settlement.
33	RCP.114/2022	Maanusha Devi M	M/s.Alliance Villa Pvt Ltd.,	Complainant party in person present. Respondent counsel acknowledged the written arguments of the complainant. Reserved for orders.

34	RCP.166/2022	A. Meenakshi Sundaram	M/s. Alliance Group	Complainant counsel present. Respondent counsel present. At the request of the respondent counsel posted to 04/06/2024 for completing arguments.
35	RCP.196/2022	1. B. Sreenivasalu 2. S. Devaki	M/s. V.G.N Developers Private Limited	Complainant counsel present. Respondent counsel present. Written argument filed by the respondent is recorded. Reserved for orders.
36	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. Written argument filed by the respondent is recorded. At the request of the parties posted to 11/06/2024 finally.
37	RCP.68/2023	V.M. Henry Daniel	M/s. Achalaesh Infrastructure	Complainant absent. Posted to 25/06/2024 finally.
38	RCP.90/2023	Mrs. Jeeva. S	R1. M/s. JK Foundation, R2. M/s. Deva Constructions & Contractors Pvt Ltd.,	Complainant present. Respondent counsel absent. I.A filed is posted to 23/07/2024 for notice to the other parties. <u>I. A /2024</u> :- Notice to the other parties for counter.
39	RCP.123/2023	Mrs. J. Dhanam Subramanian	M/s. RVS Developers Pvt. Ltd.,	Complainant counsel present. Respondent ex-parte. Complainant argued and was heard in full. Reserved for orders.
40	RCP.163/2023	1. Krishna Venkata Rao 2. Mrs. Bhanupriya Krishna	M/s. LOKAA Developers Private Limited.,	Complainant counsel present. Respondent ex-parte. The complainant argued and was heard. Reserved for orders.