

BEFORE THE TAMILNADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)

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

CHAIRPERSON I/C

LIST OF CASES HEARD ON 25.06.2024

S.NO	Case. No.	COMPLAINANT (S)	RESPONDENT (S)	ADJUDICATION
1	CCP.20/2021	Hemalatha. D	M/s. Unitech Ltd	Complainant absent. Respondent counsel present and prays for posting it on 22/10/2024 where a similar matter is posted. Posted to 22/10/2024.
2	CCP.60/2021	Srinivasan Kesavachari	M/s. Real Value Promoters Pvt ltd	Both parties absent. Posted to 22/10.2024.
3	RCP.147/2022	Meenakshi. S	M/s. Arun Excello construction LLP.,	Complainant absent. Respondent absent. Posted to 02/07/2024 finally.
4	RCP.194/2022 RCP.206/2022 RCP.207/2022	1.Mr. J. Manigandan 2. Mr. N. Gopinath 3. Mr. A. Harinarasimman	R1. Mr.Ranveer Shah, R2.M/s.Bennett property Holdings Company Ltd., (BPHCL) R3. M/s. Artha Real Estate Corporation Limited.	Complainant counsel present. For respondent M/s. Palani Muthu Files vakalat as change. Cost paid is recorded. Counter filed is recorded. Proof affidavit filed by the respondent is examined as RW3 and one documents filed is recorded. Posted to 20/08/2024 for arguments. The rival parties would exchange written arguments by 10/08/2024 to complete the arguments as 20/08/2024. <u>I.A. 7,8 & 9/2024:-</u> Cost paid and recorded. I.A allowed.
5	RCP.68/2023	V.M. Henry Daniel	M/s. Achalaesh Infrastructure	Complainant counsel present and clarified the correct allotted unit. Shall submit memo to the effect in the registry. Reserved for orders.
6	RCP.112/2023	1. Lt. Col. Shivramakrihnan (Retd.)	M/s. Army welfare Housing Organisation	Complainant counsel present. Respondent counsel present. Both parties argued on the I.A. Posted 09/07/2024 for

	RCP.113/2023 RCP.114/2023	2. Lt. Col. A Mary Anjalin 3. COL LJT Gilbert	(AWHO),	completing the arguments. <u>I.A. 96, 97 & 98/2023:-</u> Posted to 09/07/2024 for final arguments.
7	RCP.132/2023	Lt. Col. V. Balasubramanian	M/s. Army welfare Housing Organisation (AWHO),	Complainant counsel present. Respondent counsel present. Both parties argued on the I.A. Posted 09/07/2024 for completing the arguments. <u>I.A. 95//2023:-</u> Posted to 09/07/2024 for final arguments.
8	RCP.138/2023 RCP.139/2023 RCP.140/2023 RCP.141/2023 RCP.142/2023	1.Lt Col R Srinivasan 2. Lt Col Thambi Varghese PS 3. Hav N Raja 4. Mrs K P Radhalakshmi 5. Maj Gen J J Mathews	M/s. Army Welfare Housing Organisation.,	Complainant counsel present. Respondent counsel present. Both parties argued on the I.A. Posted 09/07/2024 for completing the arguments. <u>I.A. 1,2,3 ,4 &5/2024:-</u> Posted to 09/07/2024 for final arguments.
9	RCP.146/2023 RCP.147/2023 RCP.148/2023	1.Lt Col Karthikeyan R, 2. Brig G Pandia Rani (Retd) 3.Brig R Ilangovan (Retd)	M/s. Army Welfare Housing Organisation.,	Complainant counsel present. Respondent counsel present. Both parties argued on the I.A. Posted 09/07/2024 for completing the arguments. <u>I.A. 100, 102 & 104/2023:-</u> Posted to 09/07/2024 for final arguments.
10	RCP.153/2023	Mr. Surbhi Vohra	M/s. Akshaya Private Limited.,	Complainant counsel present. Respondent counsel present and files proof affidavit which is examined a RW1 and 3 documents filed are recorded. Posted to 20/08/2024 for arguments. Written arguments if any may be shared between the rival parties by 10/08/2024. For completing the arguments finally on 20/08/2024.
11	RCP.165/2023	MR. S.K. Vivek	M/s. Casa Grand Zest Pvt. Ltd.,	Complainant counsel present. Respondent counsel present. Proof affidavit filed by the complainant is examined as CW1 and 3 documents submitted are recorded. Posted to 20/08/2024 for proof affidavit of the respondent.

12	RCP.36/2024	1. R. Palanisamy 2. B. Radha	M/s. Sare Shelters Projects Private Limited	Complainant counsel present. Respondent notice served and absent. Hence treated as ex-parte. Posted to 02/07/2024 for proof and written arguments.
13	RCP.37/2024	Vijayaraghavan Krishnamoorthy	R2. M/s. Grace Gated Community LLP., R1. M/s. Casa Grande Civil Engineering Private Limited.,	Complainant counsel present. For respondent M/s. Ganesh and Ganesh undertakes to file vakalat. Posted to 13/08/2024 for vakalat and counter finally.
14	RCP.38/2024	Mr. B. Arunagiri	R2. M/s. Grace Gated Community LLP., R1. M/s. Casa Grande Civil Engineering Private Limited.,	Complainant counsel present. For respondent M/s. Ganesh and Ganesh undertakes to file vakalat. Posted to 13/08/2024 for vakalat and counter finally.
15	RCP.39/2024	Nalinakumari Srinivasamoorthy	R2. M/s. Grace Gated Community LLP., R1. M/s. Casa Grande Civil Engineering Private Limited.,	Complainant counsel present. For respondent M/s. Ganesh and Ganesh undertakes to file vakalat. Posted to 13/08/2024 for vakalat and counter finally.
16	RCP.40/2024	Mayur. R.M	R2. M/s. Grace Gated Community LLP., R1. M/s. Casa Grande Civil Engineering Private Limited.,	Complainant counsel present. For respondent M/s. Ganesh and Ganesh undertakes to file vakalat. Posted to 13/08/2024 for vakalat and counter finally.
17	RCP.41/2024	Nikhileysh Avva	R2. M/s. Grace Gated Community LLP., R1. M/s. Casa Grande Civil Engineering Private Limited.,	Complainant counsel present. For respondent M/s. Ganesh and Ganesh undertakes to file vakalat. Posted to 13/08/2024 for vakalat and counter finally.
18	RCP.42/2024	M.V. Ramanujam	R2. M/s. Grace Gated Community LLP., R1. M/s. Casa Grande Civil Engineering Private Limited.,	Complainant counsel present. For respondent M/s. Ganesh and Ganesh undertakes to file vakalat. Posted to 13/08/2024 for vakalat and counter finally.

19	RCP.43/2024	1. V. Raman 2. R. Viswanathan	R2. M/s. Grace Gated Community LLP., R1. M/s. Casa Grande Civil Engineering Private Limited.,	Complainant counsel present. For respondent M/s. Ganesh and Ganesh undertakes to file vakalat. Posted to 13/08/2024 for vakalat and counter finally.
20	E.P.19/2023	1. Mrs. C. G. Vasantha 2. Dr. D. Srinivasan 3. Mrs. G. Kavitha 4. Ms. S. Hiranmayi	M/s. Cybercity Housing Private Limited	Complainant counsel present. Respondent counsel present. At the request of the respondent counsel posted to 26/06/2024
21	E.P.20/2023	1. Mohanasundhari 2. Nagalingam	M/s. Alliance Villa Pvt Ltd.,	Complainant counsel present. For respondent M/s. AAV Partners files vakalat which is recorded. Posted to 30/7/2024 for counter finally.
22	E.P.21/2023	1. Mr. S. Mohamed Asif 2. Mrs. Ayesha Seerin	M/s. VGN Projects Estates Pvt, Ltd	Complainant party in person. For respondent M/s. Tatva legal undertakes to file vakalat. Posted to 09/07/2024 for vakalat and counter finally.
23	E.P.22/2023	Mr. C. Lakshmi Narayanan	M/s. Pacifia (Chennai Pojects) Infrastructure Complany Pvt Ltd	Complainant absent. Respondent counsel present and files settlement memo which is recorded and the E.P disposed off as settled.
24	E.P.24/2023	Anand Premkumar	M/s. Ozone Projects Private Limited	Complainant absent. For respondent M/s. Chandramouli Prabhakar files vakalat which is recorded. Affidavit filed by the respondent is recorded. Posted to 13/08/2024 for counter.
25	E.P.25/2023	Mr. Govindarajan Anand	M/s. Casa Grande Shelters LLP.,	Complainant counsel present and submits that he subject matter pertains to jurisdiction of the Adjudicating Officer. Due to the subject matter falling in the jurisdiction of the Adjudicating Officer transferred to AO bench. Memo filed is recorded.
26	E.P.26/2023	1. Mr. T. Shanmuga Moorthy 2. Mrs. R. Arianachi Latha	M/s. Casa Grande Shelters LLP.,	Complainant counsel present. For respondent M/s. Ganesh and Ganesh undertakes to file vakalat. Application for amendment filed by the complainant is recorded and the same may be served on the respondent. Posted to 13/08/2024 for vakalat and counter.

27	E.P.27/2023	M. Varunkumar	M/s. Canara Bank Officers Union.,	Complainant party in person present. For respondent M/s. Aiyan and Dolia undertakes to file vakalat. Posted to 13/08/2024 for vakalat and counter finally.
28	E.P.34/2023	K. Leslie Jose David	M/s. Casa Grande Civil Engineering Private Limited	Complainant counsel present. For respondent M/s. Ganesh and Ganesh undertakes to file vakalat and informs of settling the issue. Posted to 13/08/2024 for vakalat and settlement.
29	E.P.35/2023	Colonel C.M. Unnithan (Retd)	M/s. Army Welfare Housing Organisation (AWHO)	Complainant counsel present. For respondent M/s. V.G. Suresh Kumar files vakalat which is recorded. Posted to 13/08/2024 for counter.
30	E.P.36/2023	Capt. Nagarajan Vasudeva Rao	M/s. Army Welfare Housing Organisation (AWHO)	Complainant counsel present. For respondent M/s. V.G. Suresh Kumar files vakalat which is recorded. Posted to 13/08/2024 for counter.
31	E.P.37/2023	1. Mr. S. Mariadoss 2. Mrs. A. Theresa	M/s. Casa Grande Civil Engineering Private Limited.,	Complainant counsel present. For the respondent M/s. Ganesh and Ganesh undertakes to file vakalat which is recorded. Posted to 20/08/2024 for vakalat and counter finally.
32	E.P. 28/2023	R. Vasanth Kumar	M/s. Casa Grande civil engineering private limited.,	Complainant party in person present. Respondent counsel present. At the request of the respondent counsel posted to 30/07/2024 finally. No more dates.
33	E.P.38/2023	R. Ranikamala	M/s. VGN Developers Private Limited	Complainant counsel present. Respondent counsel present and undertakes to handover the complainant property and also undertakes to strike off the dispute condition of no claim for the offer of possession. Posted to 30/07/2024 for reporting settlement of counter finally. Respondent files counter which is recorded with documents. Reserved for orders.
34	E.P.11/2024 E.P.12/2024 E.P.13/2024 E.P.14/2024	1. Mrs. Pushpalata Dinesh 2. Mr. Dinesh Kumar 1. Mr. J.P.A. Jebarajan 2. Mrs. Geetha Jebarajan Mr. Chidambaram Natarajan Seetharaman Mr. Vijay Kumar	M/s. Ozone Projects Private Limited	Complainant counsel present. Respondent counsel present. At the request of the respondent counsel posted to 30/07/2024 for counter finally. No more dates.

35	E.P.15/2024	Dilip Kumar Sharma	M/s. Ozone Projects Private Limited	Complainant counsel present. Respondent counsel present. At the request of the respondent counsel posted to 30/07/2024 for counter finally. No more dates.
36	E.P.23/2024	Abdul Shakeel Abdul	R1. M/s. Excellent Housing Constructions Private Limited R2. M/s. Golden Homes Private Limited R3. M/s. Golden Construction	Complainant counsel present. For respondent M/s. S. Sunderesan files vakalat which is recorded for R2 and R3. For R1 for Private notice. Posted to 30/07/2024.
37	E.P.24/2024	Mrs. S. Lalitha	R1. M/s. Jeyam Shelters Pvt Ltd R2. K.R. Jagadeeswaran R3. M/s. Lancor Holdings Limited	Complainant counsel present. R1 absent and notice returned as left – Private notice ordered. For R2 M/s. R. Vivekanand undertakes to file vakalat. Notice on R3 served – absent – Hence treated as ex-parte. Posted to 09/07/2024 for private notice as R1 and counter.
38	E.P.25/2024	Mr. Senthil Raj. R	R1. M/s. Jeyam Shelters Pvt Ltd R2. K.R. Jagadeeswaran R3. M/s. Lancor Holdings Limited	Complainant counsel present. R1 absent and notice returned as left – Private notice ordered. For R2 M/s. R. Vivekanand undertakes to file vakalat. Notice on R3 served – absent – Hence treated as ex-parte. Posted to 09/07/2024 for private notice as R1 and counter.
39	E.P.26/2024	Mr. V. Venkatesan	R1. M/s. Jeyam Shelters Pvt Ltd R2. K.R. Jagadeeswaran R3. M/s. Lancor Holdings Limited	Complainant counsel present. R1 absent and notice returned as left – Private notice ordered. For R2 M/s. R. Vivekanand undertakes to file vakalat. Notice on R3 served – absent – Hence treated as ex-parte. Posted to 09/07/2024 for private notice as R1 and counter.
40	E.P.27/2024	Mr. T. Chandramohan	R1. M/s. Jeyam Shelters Pvt Ltd., R2. M/s. Lancor Holdings Limited.	Complainant counsel present. R1 absent and notice returned as left – Private notice ordered. Notice on R2 served – absent – Hence treated as ex-parte. Posted to 09/07/2024 for private notice as R1 and counter.
41	CCP.373/2021	Mr. Taher Asgar Ali Tasneem Taher Ali	M/s. IVR Hotels and Resorts Ltd.,	Complainant counsel present. Respondent counsel present. At the request of the complainant counsel posted to 13/08/2024 for arguments.

42	CCP.388/2021 RCP.135/2022 RCP.139/2022 RCP.140/2022	Kalyanakrishna Gollapudi S. Avudai Nayagam Pradeep Ramesh Mrs. Sindhuja & Another	R1.M/s. Casa Grande Civil Engineering Pvt Ltd., R2. M/s. Grace Gated Community LLP.,	Complainant counsel present. Respondent counsel present. The respondent counsel reports of likely settlement. Posted to 27/08/2024.
43	RCP.28/2022 RCP.134/2022	Mr.Janarthanan S.Kannan	M/s.Grace gated Community LLP M/s.Casa Grand Civil Engineering Pvt.Ltd.,	Complainant counsel present. Respondent counsel present. The respondent counsel reports of likely settlement. Posted to 27/08/2024.
44	RCP.200/2022 RCP.203/2022 RCP.204/2022	1.Mr. E. Vivek Kannan 2. Mr. Vijay Janarthanan 3. Mr. Subbaramireddy Chennamireddy	R1. M/s. Casa Grande Civil Engineering Private Limited., R2. M/s. Grace Gated Community LLP,	Complainant counsel present. Respondent counsel present. The respondent counsel reports of likely settlement. Posted to 27/08/2024.
45	RCP.209/2022	T. S. Muthu	M/s. Urbanrise Projects LLP Developers,	Complainant party in person. Respondent counsel present. The parties could not reach a settlement. Cost yet to be paid. Posted to 20/08/2024 for arguments. Written argument submitted by the respondent is recorded.
46	RCP.226/2022	L. G. Kaushik	M/s. Casa Grande Builder Private Limited	Complainant counsel present. Respondent counsel present. At the request of the complainant counsel posted to 30/07/2024.
47	RCP.99/2023	1. Dr. H. Mohammed Kasim 2. Mrs. Fathimathu Zohara Kasim	M/s. Artha Real Estate Corporation Ltd.,	Complainant counsel present. Respondent counsel present and submits written arguments which is recorded. Reserved for orders.
48	RCP.102/2023	1. R. Ramraj 2. R. Manoj Bharathy	M/s. Marg Properties Limited.,	Complainant counsel present. Respondent counsel present. Written argument filed by the complainant is recorded. Reserve for orders.
49	RCP.145/2023	Mr. S. John Titus Satya	R1. M/s. Arenes Project and Infrastructure Pvt. Ltd.,	Complainant counsel present. R1 to R5 ex-parte. Written argument filed by the complainant is recorded. Reserved for orders.

			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.,	
50	C.No. 43/2022 C.No. 58/2022	1. Mr. Srinivasa Rao Kapo & Another 2.Koganti Surya & Another	M/s. Hamlet Apartment Private Limited	Complainant counsel present. Respondent counsel present and pleads for time to file vakalat. Posted to 13/08/2024 for vakalat at a cost of Rs. 2,000/- per C.No. 43, 58 & 107/2022 to Hon'ble CM relief fund.
51	C.No.107/2022	Prasad.K. Mathew & 2 others	M/s. Halmet Apartment Private Limited	Complainant counsel present. Respondent counsel present and pleads for time to file vakalat. Posted to 13/08/2024 for vakalat at a cost of Rs. 2,000/- per C.No. 43, 58 & 107/2022 to Hon'ble CM relief fund.
52	C.No.45/2023 C.No.46/2023 C.No.47/2023	Mr. Harikaushik Narasimhan Mrs. Valsala Gopalan &Ano Mrs. Pushpa Pradeep&Ano	M/s. Hamlet Apartment Private Limited.,	Complainant counsel present. Respondent counsel present. At the request of the complainant counsel posted to 13/08/2024 for arguments finally.
53	C.No.93/2023	Mr.K.Mohamed Kasim & Another	M/s. Hamlet Apartment Private Limited.,	Complainant counsel present. Respondent counsel present. At the request of the complainant counsel posted to 13/08/2024 for arguments finally.
54	C.No.101/2023 C.No.102/2023	1. Mrs. AmsaBabu Naidu 2. Mrs. Hemalata Senthilkumar Naidu 1. Mrs. AnjanaJayaprakash 2. Mrs. Sateesh Ranjan	M/s. Hamlet Apartment Private Limited.,	Complainant counsel present. Respondent counsel present. At the request of the complainant counsel posted to 13/08/2024 for arguments finally.