

**BEFORE THE TAMILNADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)**

**PRESENT: THIRU. SUNIL KUMAR, I.P.S., (Retd) CHAIRPERSON I/C**

**THIRU.Dr.L.SUBRAMANIAN, I.A.S, MEMBER**

**LIST OF CASES HEARD ON 30.07.2024**

| <b>S.NO</b> | <b>Case. No.</b> | <b>COMPLAINANT (S)</b>                               | <b>RESPONDENT (S)</b>   | <b>ADJUDICATION</b>   |
|-------------|------------------|--|---|---|
| 1           | CCP.171/2020     | Mr.Ananth Nagarajan & Other                          | M/s. Artha Real Estate Corporation Ltd  | Complainant counsel present. Respondent counsel present. The parties report of impending settlement. Posted to 10/09/2024 for reporting settlement.   |
| 2           | RCP.62/2022      | Mr. A.Manikandan & Ano                               | R1. M/s.Grace Gated Community LLP<br>R2. M/s. Casa Grande Civil Engineering Pvt Ltd.,           | Complainant counsel present. Respondent counsel present. At the request of the respondent counsel reserved for orders with liberty to the respondent to file written arguments on or before 06/08/2024 before the registry. Hence, reserved for orders. |
| 3           | RCP.126/2022     | Mrs. Rekha Ghosh                                     | M/s. Sare Shelters Projects Pvt. Ltd  | Complainant counsel present. Respondent counsel present. The rival parties report of impending settlement. At the request of the parties posted to 30/08/2024 finally.  |
| 4           | RCP.208/2022     | V. Arunraj   | M/s. Urbanrise Projects LLP<br>Developers,  | Complainant counsel present. Respondent counsel present. At the request of the respondent counsel posted to 30/08/2024 finally. No more dates.  |
| 5           | RCP.212/2022     | 1. Mr. J. Radhakrishnan.<br>2. Mrs. R. Vijeyalatshmi | M/s. MARG Properties Ltd.,  | Complainant absent. Respondent counsel present. Reserved for orders.  |
| 6           | RCP.220/2022     | Mr. Balaguru H<br>Mr. Narayanan H                    | R1. M/s. Casa Grande Civil Engineering Private Limited.,<br>R2. M/s. Grace Gated Community LLP, | Complainant counsel present. Respondent counsel present. At the request of the respondent counsel posted to 20/08/2024 finally. No more dates. Failing in settlement, arguments would be held on 20/08/2024.  |

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| 7  | RCP.226/2022                                 | L. G. Kaushik   | M/s. Casa Grande Builder Private Limited   | Complainant absent. Respondent counsel present. Posted to 24/09/2024 for arguments finally.  |
| 8  | RCP.101/2023                                 | Muthukumar Thandavarayan                              | M/s. Casa Grande Grace Private Limited.,   | Complainant counsel present. Respondent counsel present. Both parties argued and were heard in full. Posted to 20/08/2024 for written arguments.   |
| 9  | RCP.120/2023<br>RCP.121/2023<br>RCP.122/2023 | C. Ezhilvendhan<br>Rajeel Anand & Ano<br>Dr. Asha. TN | M/s. Beauty Etoile Pvt Ltd.,   | Complainant counsel present. Respondent counsel present. The complainant reports of the matter getting settled and prays to withdraw the complainant. The RCP is dismissed as withdrawn.   |
| 10 | RCP.160/2023                                 | G. Dhanapal   | M/s. Grace Gated Community LLP   | Complainant party in person present. Respondent counsel present. Both parties argued and were heard in full. Posted to 20/08/2024 for written arguments.   |
| 11 | CCP.217/2021                                 | Bharath Padmanabhan                                   | M/s. Influence Infrastructure  | Complainant counsel present.nR1 ex-parte. M/s. Sheela files vakalat for R2 which is recorded. R3 absent. Posted to 30/08/2024 for counter of R2 and appearance and vakalat of R3. R3 if appears and files vakalat would be at a cost of Rs.2,500/- to be paid to the Hon'ble CM relief fund on or before 30/08/2024. |
| 12 | RCP.124/2022<br>RCP.125/2022                 | 1. M.N.Dheenadhayalan<br>2. Mrs.D.D.Kamakshi          | R1. M/s. JBM Homes Pvt. Ltd.,<br>R2. M/s. JBM Selters Pvt Ltd.,                    | Complainant counsel present. Respondent absent. Proof affidavit of the complainant being returned for making correction. Posted to 10/09/2024 finally for proof affidavit of the respondent.   |
| 13 | RCP.169/2022                                 | 1. Mr. D. Anandavelu<br>2. Mrs. A. Subashini          | R1. T. Kumaresan<br>R2. M/s. Sabari Realtors Pvt.Ltd.,<br>R3. M/s. Pioneer Homes., | Complainant counsel present. Counsel for R1 present. R2 counsel present. R3 ex-parte. At the request of the parties posted to 24/09/2024.  |
| 14 | RCP.228/2022                                 | Mr. R. Ramamurthy                                     | R1. M/s. DLF Ltd<br>R4. M/s. Begur OMR Homes Private Limited                       | Complainant counsel present. R1 counsel present. R4 counsel present. At the request of the complainant posted to 30/08/2024 as the matter is pending before the Hon'ble SC.  |

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|    |   |  |  | <b><u>I.A.16/2024:-</u></b><br>Posted to 30/08/2024 as thw matter is pending with the Hon'ble SC.   |
| 15 | RCP.51/2023<br><br>RCP.52/2023<br><br>RCP.53/2023 | 1. Ram Balasubramani Manohar<br>2. Vidya Ram Manohar<br>1. Ram Balasubramani Manohar<br>2. Vidya Ram Manohar<br>1. Ram Balasubramani Manohar<br>2. Vidya Ram Manohar | M/s. Amar Prakaash Developers Private Limited.,      | Complainant counsel present. For IRP vakalat not filed. However, the complainant submits of the matter progressing with the IRP. Posted to 10/09/2024 for vakalat for the IRP and reporting status.                                   |
| 16 | RCP.96/2023                                       | Rajesh Rama Varma  | M/s. Dugar Housing Limited.,                         | Complainant absent. Respondent counsel present and submits proof affidavit which is examined as RW1 and 4 documents filed are recorded. Posted to 24/09/2024 for arguments.   |
| 17 | RCP.156/2023<br>RCP.157/2023<br>RCP.158/2023      | 1. Mrs. R. Vanaja & Another<br>2. Mr. V. Selvapathy<br>3. Mr. S. Indirani  | M/s. Sri Renga Property Developers Private Limited., | Complainant counsel present. Respondent counsel present. The complainant files I.A to implead M/s. Mint Homes private Ltd as the proposed R2. Notice to R2 and counter on the I.A from the existing respondent. Posted to 10/09/2024. |
| 18 | RCP.168/2023                                      | Mr. Vinoth Krishnamoorthy  | M/s. Casa Grande Homes Pvt. Ltd.,                    | Complainant counsel present. Respondent counsel present and files proof affidavit which is examined as RW1 and no documents submitted. Posted to 24/09/2024 for settlement or arguments.  |
| 19 | RCP.172/2023                                      | K. Pallavi   | M/s. Selene Estate Limited.,                         | Complainant party in person is present. Respondent counsel present. At the request of the respondent counsel posted to 20/08/2024 finally. No more dates.   |
| 20 | RCP.1/2024  | Mrs. Nivedita Ghosh  | M/s. Selene Estate Limited.,                         | Complainant counsel present. Respondent counsel present. At the request of the complainant counsel posted to 20/08/2024 for proof affidavit of the complainant finally. No more dates.  |

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| 21 | RCP.2/2024               | N. J. Jayalalitha                            | R1. M/s. Ozone Projects Pvt Ltd.,<br>R2. M/s. Cannonball Tree Advisors Pvt Ltd.,   | Complainant absent. Respondent 1 counsel present. R2 ex-parte. Posted to file counter on 20/08/2024 finally. No more dates.   |
| 22 | RCP.5/2024<br>RCP.6/2024 | S. Anbu                                      | R1. M/s. Engineers Estate (Madras) Private Limited.,<br>R2. Mr. K. Sridharan<br>R3. Mrs. Jayashree Ganesh<br>R4. State Bank of India                     | Complainant counsel present. Counsel for R1 present. R2 and R3 present. R4 counsel present. Cost paid is recorded. Counter filed by R1 is recorded. Counter of R2 and R3 recorded. Posted to 30/08/2024 for proof affidavit of the complainant.                           |
| 23 | RCP.13/2024              | R. Ambalavanan                               | M/s. Bahri Estates (P) Ltd   | Complainant counsel present. Respondent counsel present and submits to have paid the cost of Rs.2,000/-. Additional proof affidavit filed by the complainant one document filed is recorded.<br><br><b><u>I.A.26/2024:-</u></b><br>Cost paid. Set aside petition allowed. |
| 24 | RCP.15/2024              | 1. Dr. Thirupathi Raja<br>2. Dr. S. Geetha   | R1. M/s. Bennett Property Holdings Company Limited<br>R2. M/s. Artha Real Estate Corporation Limited.<br>R3. Mr. Ranveer Shah<br>R4. M/s. R. K. Textiles | Complainant counsel present. Respondent counsel for R1 & R2 present. R3 absent. R4 ex-parte. Proof affidavit filed by the complainant is examined as CW1 and 45 documents filed are recorded. Posted to 30/08/2024 for proof affidavit of the respondent.                 |
| 25 | RCP.16/2024              | 1. Mr. Rahul Gupta<br>2. Mr. Bhupender Singh | R1. M/s. Evita Construction Pvt Limited<br>R2. M/s. Lucifer Construction P Ltd   | Complainant counsel present. Respondent counsel present. At the request of the complainant counsel posted to 17/09/2024 for proof affidavit finally. The complainant also pleads to file rejoinder.   |
| 26 | RCP.21/2024              | Aurum Villas Owners Association              | M/s. Sylvanus Builders & Development Ltd.,   | Complainant counsel present. Respondent counsel present. The rival parties inform of having a meeting on 16/08/2024 at 4.P.M at the office of the complainant project to report   |

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|    |             |   |  | settlement/counter by the respondent. Posted to 27/08/2024.  |
| 27 | RCP.25/2024 | Soundararajan. P  | R1. M/s. Sri Vignesh Builders<br>R2. Mr. K. Mahesh   | Complainant party in person present and submits proof of paper publication. The respondent is set as ex-parte. Posted to 60/08/2024 for proof affidavit.   |
| 28 | RCP.26/2024 | Sakunthalaraj. S. C   | R1. M/s. Sri Vignesh Builders<br>R2. Mr. K. Mahesh., | Complainant party in person present and submits proof of paper publication. The respondent is set as ex-parte. Posted to 60/08/2024 for proof affidavit.   |
| 29 | RCP.30/2024 | Pitchika Mohan Muralidhar   | M/s. LOKAA Developers Pvt. Ltd.,                     | Complainant counsel present and submits proof of paper publication. The respondent is set as ex-parte. The complainant submits proof affidavit which is examined as CW1 and 5 documents filed are recorded. Written arguments filed are recorded. Ex A1 to A5 marked. Reserved for orders. |
| 30 | RCP.32/2024 | Mr. Chandru Nagarajan   | M/s. Yazh & Co Homes.,                               | Complainant party in person present and submits proof of paper publication which is recorded and the respondent is set out as ex-parte. Posted to 06/08/2024 for proof affidavit of the complainant.   |
| 31 | RCP.33/2024 | 1. Mr. A. Selvaraj<br>Arunachalam<br>2. Mrs. Gnanabahirathi<br>Perumal                  | M/s. Metroline Promoters Pvt. Ltd.,                  | Complainant counsel present and seeks time to submit proof of private notice. Posted to 20/08/2024.  |
| 32 | RCP.34/2024 | 1. Mr. Arun Peter<br>2. Mrs. Renee Amaladas<br>3. Mr. M. Peter<br>4. Mrs. J. Jackuvilin | M/s. Ramky Wavoo Developers (Pvt) Ltd                | Complainant party in person present. Respondent counsel present. Respondent counsel present. Counter filed is recorded. Posted to 13/08/2024 for proof affidavit of the complainant. 6 documents filed with the counter are recorded.  |
| 33 | RCP.35/2024 | Mrs. Shwetha Raju   | M/s. Pragnya South City Projects Private Limited     | Complainant counsel present. Respondent counsel present. Counter filed by the respondent is recorded. Posted to 10/09/2024 for proof affidavit of the complainant.   |
| 34 | E.P.20/2023 | 1. Mohanasundhari<br>2. Nagalingam  | M/s. Alliance Villa Pvt Ltd.,                        | Complainant counsel present. Respondent counsel present and pleads for time to file counter. Posted to 10/09/2024 for  |

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|    |  |   |   | counter finally.   |
| 35 | E.P. 25/2023   | 1. A. Prashanth<br>2. Karthiga  | R1. M/s. BBCL Properties Private Limited.,<br>R2. M/s. Sameeraa Foundation Private Limited.,                                      |  |
| 36 | E.P. 28/2023   | R. Vasanth Kumar  | M/s. Casa Grande civil engineering private limited  | Complainant party in person present. Respondent counsel present. Arguments held and heard. Reserved for order.   |
| 37 | E.P.49/2023  | Mr. M.Janarthanam   | M/s. Hamlet Apartment Pvt.Ltd   | Complainant counsel present. Respondent counsel present. Counter not filed, hence chance to file counter is closed. Reserved for orders.   |
| 38 | E.P.11/2024<br>E.P.12/2024<br>E.P.13/2024<br>E.P.14/2024 | 1. Mrs. Pushpalata Dinesh<br>2. Mr. Dinesh Kumar<br>1. Mr. J.P.A. Jebarajan<br>2. Mrs. Geetha Jebarajan<br>Mr. Chidambaram Natarajan Seetharaman<br>Mr. Vijay Kumar | M/s. Ozone Projects Private Limited   | Complainant counsel present. Respondent counsel present and no counter filed. Chance to file counter closed. Reserved for orders.  |
| 39 | E.P.15/2024  | Dilip Kumar Sharma  | M/s. Ozone Projects Private Limited   | Complainant counsel present. Respondent counsel present and no counter filed. Chance to file counter closed. Reserved for orders.  |
| 40 | E.P.23/2024  | Abdul Shakeel Abdul   | R1. M/s. Excellent Housing Constructions Private Limited<br>R2. M/s. Golden Homes Private Limited<br>R3. M/s. Golden Construction | Complainant counsel present. Respondent counsel for 2 and 3 present. R1 private notice served and absent, hence treated as ex-parte. At the request of the respondent 2 and 3 counsel posted to 06/08/2024 finally. No more dates. |