

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 03.01.2025

S.NO	Case. No.	COMPLAINANT (S)	RESPONDENT (S)	ADJUDICATION
1	RCP.123/2022	M.N. Dheenadhayalan	R1. M/s. Bharat Building Construction (1) Pvt Ltd., R2. M/s. Bharat Building Construction	Both sides present. Respondents made objection for marking of documents stating that the documents in the typed set filed by the complainant are the photocopies. Hence, the complainant has undertakes to file the original documents. For filing original documents by the complainant, posted to 07.02.2025.
2	RCP.120/2024	Lakshmi Mohan. G	M/s. Casa Grand Premier Builder Limited	Both sides present. Complainant seeks time for filing proof affidavit. For filing proof affidavit of the complainant, posted to 07.02.2025 finally.
3	RCP.126/2022	Rekha Ghosh	M/s. Sare Shelters Projects Pvt. Ltd	Both sides present. Respondent filed affidavit of service of private notice to the complainant is recorded. Counsel for complainant made endorsement stating that the issue is settled between the parties by execution of exchange deed. Respondent filed exchange deed to that effect. The said exchange deed is recorded. Hence, the RCP No. 126 of 2022 is closed as settled.
4	RCP.32/2024	Chandru Nagarajan	M/s. Yazh & Co Homes.,	Complainant Party – In – Person present. Respondent ex- parte. Complainant filed proof affidavit along with documents is examined as CW-1 is recorded. For marking of complainant's side documents, posted to 14.02.2025.

5	RCP.34/2024	1. Arun Peter 2. Renee Amaladas 3. M. Peter 4. J. Jackuvilin	M/s. Ramky Wavoo Developers (Pvt) Ltd	Complainants Party In Person present. The counsel for respondent present. Respondent's side documents Ex-B1 to Ex.B6 are marked. For arguments, posted to 28.01.2025.
6	RCP.102/2024	Arjun S.R	M/s. Cybercity Mangadu Projects Pvt Ltd.,	Both sides present. Complainant seeks time for filing proof affidavit. For filing proof affidavit of the complainant, posted to 07.02.2025 finally.
7	RCP.117/2024	Sruthi Manjari Roshan	M/s. Manju Promoters Private Limited.,	Complainant Party – In – Person present. Representing counsel for respondent present. M/s. R. Suriya Narayanan, Advocate undertakes to file vakalat for the respondent is recorded. Representing counsel for the respondent submits that they going to settle the issue. For reporting settlement or vakalat and counter by the respondent, posted to 28.01.2025.
8	RCP.119/2024	1. Smitha Vinit 2. Vinit Chandran Menon	M/s. Samridhi Unique Sapces LLP.,	Both sides present. Respondent seeks time for filing counter. The respondent is directed to serve the copy of counter to the complainant on or before 20.01.2025. For filing counter by respondent, posted to 28.01.2025 finally.
9	RCP.125/2024	S. Parthasarathy	M/s. Marg Properties Limited	Counsel for complainant present. Counsel for respondent absent. Complainant seeks time for filing proof affidavit. For filing proof affidavit of the complainant, posted to 14.02.2025.
10	RCP.126/2024	M/s. V.R. Nachimuthu	J.P. Eshwari	Both sides present. Respondent filed memo of cost is recorded and also submitted that the issue is going to settle, hence the respondent seeks time for settlement. For reporting settlement or filing counter, posted to 28.01.2025.

11	RCP.90/2023	Jeeva. S	R1. M/s. JK Foundation, R2. M/s. Deva Constructions & Contractors Pvt Ltd.,	Counsel for complainant present. R1 absent. R2 present. Written arguments filed by R2 is recorded. Both sides argued and heard. Reserved for orders.
12	RCP.208/2022	V. Arunraj	M/s. Urbanrise Projects LLP Developers,	Both sides present and submit that the issue is settled between the parties. Hence, the RCP No. 208 of 2022 is closed as settled.
13	C.No.79/2022	Alliance Bougain Villea Residents Welfare Association	R1. M/s. Alliance infrastructure Pvt Ltd., R2. M/s. Sri Sai Enterprises R2. (i). N. Munirathinam R2. (ii). V. Narasimhan R2. (iii). M. Thygarajan R2. (iv). Indira	Both sides present. R1, R2 , R2 (i) to R2 (iv) seeks time for filing counter. For counter of R1, R2, R2 (i) to R2 (iv), posted to 28.01.2025 finally.
14	RCP.113/2024	P. Thangamani	R1. M/s. Sylvanus Builders & Developers Limited., R2. M/s. Pacifica (Chennai Project) Infrastructure Co. Pvt. Ltd.,	Both sides present. Proof affidavit filed by the complainant is examined as CW-1 is recorded. For marking of complainant's side documents, posted to 14.02.2025.
15	RCP.118/2024	1. V. Kaladevi 2. V. Kannan 3. Ashok Vel Kumar Venkatasamy Kannan	R1. M/s. Sylvanus Builders & Developers Limited., R2. M/s. Pacifica Builders Pvt. Ltd.,	Both sides present. Proof affidavit filed by the complainants is examined as CW-1 is recorded. For marking of complainant's side documents, posted to 14.02.2025.

16	E.P.11/2024 E.P.12/2024 E.P.13/2024 E.P.14/2024	1. Pushpalata Dinesh 2. Dinesh Kumar 1. J.P.A. Jebarajan 2. Geetha Jebarajan 1. Chidambaram Natarajan Seetharaman 1. Vijay Kumar	M/s. Ozone Projects Private Limited	Both sides present. Respondent seeks time for filing compliance affidavits. The Authority has directed the respondent to pay a cost of Rs.5,000/- to the CM Relief Fund. For proof of service of cost and for filing compliance affidavits by the respondent, posted to 24.01.2025 finally.
17	E.P.45/2024	1. K. K. Kulothungan (Deceased) 2. Shymosree Kulothungan 3. Tasha Kulothungan Kandappan 4. Sharvan Kulothungan Kandappan	M/s. Ozone Projects Private Limited.,	The counsel for complainants absent. Respondent present. M/s. Chandramouli Prabhakar, Advocate filed vakalat for the respondent is recorded. For compliance affidavit, posted to 24.01.2025 finally.
18	E.P.47/2024	1. Hemachandran Babu 2. Arruthra Venugopal	M/s. Selene Estate Linitied.,	Both sides present. M/s. Chandramouli prabhakar, Advocate filed vakalat for the respondent is recorded. Respondent again seeks time for filing compliance affidavit, hence the Authority has directed the respondent to pay a cost of Rs.5,000/- to the CM Relief Fund. For filing proof of service of cost and for filing compliance affidavit, posted to 24.01.2025 finally.
19	CCP.123/2021	A. Naveen Victor	R1. M/s.Ozone Projects Pvt Ltd. R2. The Metrozone Apartments Owners Assocition	Both sides present. M/s. S. Vaitheeswari, Advocate filed change of vakalat for the complainant is recorded. Complainant seeks time for arguments. Interim order dated 06.04.2023 shall continue. For filing change of vakalat of R1, and arguments, posted to 14.02.2025.

20	C.No.43/2022 C.No.58/2022	1. Srinivasa Rao Kapu 2. Hema Srinivasa Kapu 1. Koganti Surya Kumari 2. konganti Yagna Prasad	M/s. Hamlet Apartment Private Limited	Both sides present. Complainants seek time for filing additional documents. For filing additional documents along with IA, posted to 07.02.2025.
21	C.No.107/2022	Prasad.K. Mathew & 2 others	M/s. Halmet Apartment Private Limited	Both sides present. Complainants seek time for filing additional documents. For filing additional documents along with IA, posted to 07.02.2025.
22	RCP.121/2024	1. B. Sheethal 2. B. Sasikala	M/s. Akshaya Private Limited,	Both sides present. M/s. Akshaya Benjamin, Advocates filed vakalat for the respondent along with counter is recorded. For Proof affidavit of the complainants, posted to 14.02.2025.
23	RCP.22/2024	M. Jacob	M/s. Akshaya Private Ltd	Representing counsel for complainant present. Counsel for respondent present. Respondent's side documents are marked as Ex.B1 to Ex.B10 is recorded. For arguments, posted to 14.02.2025.
24	RCP.106/2022	Chandramouli Ananthasami	M/s. Akshaya Pvt.Ltd.,	Both sides present and made arguments, which was heard in full. The complainant is directed to file written arguments. Reserved for orders.
25	RCP.164/2022	B. Aranganathan	R1. M/s. Akshaya Pvt Ltd., R2. M/s. Realty Constructions Pvt Ltd.,	Both sides present. Complainant seeks time for arguments. For arguments, posted to 14.02.2025.

26	RCP.154/2023	1. T. Balasubramanian 2. A. Kavitha	M/s. Akshaya Private Limited	Counsel for complainants absent. Counsel for respondent present. For arguments, posted to 14.02.2025.
27	RCP.71/2024	Mr. A.M. Manoj	R1. R. Seeniyammal (Died) R2. R. Pachaipandian R3. R. Kamaraj R4. R. Dhanasekaran R5. R. Govindasamy R6. V. Srinivasan M/s. Simpcon Developers R7.a) Prabhakaran Ayyavu R7.b) Parvathy Ayyavu R7.c) Saraswathy Senthil Suresh	The counsel for complainant present. The counsel for respondents 2 to 5 present. The counsel for respondent 6 present. R7a, R7b, R7c are already treated as Ex-parte. Counter along with typed set filed by R6 is recorded. For proof affidavit of the complainant, posted to 14.02.2025.
28	RCP.15/2022	Arjuna Yogesh	R1. M/s. Grace Gated Community LLP R2. M/s. Casa Grande Civil Engineering Private Limited	Both sides present. Complainant is directed to file memo or affidavit stating that the complainant seeking refund of the amount irrespective of the Hon'ble Supreme Court Order in SLP Nos. 24430 – 24431/2019. The counsel for complainant needs to get instructions from the complainant. For filing memo or affidavit, posted to 24.01.2025.
29	RCP.22/2023	Rassithra aiyyappan	R1. M/s. Grace Gated Community LLP., R2. M/s. Casa Grande Civil Engineering Pvt. Ltd.,	Both sides present. Complainant's side document is marked as Ex.A19 is recorded. For arguments, posted to 28.02.2025.

30	RCP.122/2024	1. Nandha Kumar B 2. N. Poonguzhali	M/s. Casa Grande Civil Engineering Private Ltd.,	Both sides present. Respondent filed IA on maintainability. For filing counter in IA by the complainants, posted to 14.02.2025.
31	RCP.123/2024	K.S. Anand	M/s. Casa Grande Civil Engineering Private Ltd.,	Both sides present. Respondent filed IA on maintainability. For filing counter in IA by the complainant, posted to 14.02.2025.
32	RCP.124/2024	1. K. Sridhar 2. P. Manjula	M/s. Casa Grande Civil Engineering Private Ltd.,	Both sides present. Respondent filed IA on maintainability. For filing counter in IA by the complainants, posted to 14.02.2025.
33	RCP.86/2023	Bhuvana Ramkumar	M/s. Casa Grande Homes Private Limited.,	Both sides present. For further arguments, posted to 14.02.2025.
34	RCP.101/2023	Muthukumar Thandavarayan	M/s. Casa Grande Grace Private Limited.,	Representing counsel for complainant present. Counsel for respondent present. Complainant seeks time for arguments. For arguments, posted to 14.02.2025.
35	CCP.275/2021	1. M. Nithya 2. R. Maghizhmaran	M/s. Casa Grand Civil Engineering Pvt Ltd.,	Both sides present. Complainants seek time for filing written arguments. For filing written arguments by the complainants and for arguments, posted to 14.02.2025.

36	RCP.99/2023	1. H. Mohammed Kasim 2. Fathimathu Zohara Kasim	M/s. Artha Real Estate Corporation Ltd.,	Both sides present. Proof of service of additional counter to the complainants filed by the respondent is recorded. IA to receive additional counter is allowed. IA to condone delay of 5 days in serving additional counter to the complainants is allowed. Impleading application filed by the respondent is also recorded. The registry is directed to number it if it is otherwise in order. The respondent is directed to take private notice to the proposed 2 nd respondent.
37	E.P.44/2023	1. AVM Nazimuddin 2. Rukhsana Nazimuddin	M/s.VGN Developers Pvt. Ltd.,	Both sides present. For reporting settlement or arguments, posted to 14.02.2025 finally.
38	RCP.129/2022	S. Ashokkumar	R1. M/s. S dot G Housing R2. Ravindran Karupannasamy R3. Varun Ravindran Karupannasamy	Both sides present. R2 and R3 has filed typed set of papers and made arguments which was heard in full. Written arguments filed by the complainant is recorded. Heard both sides. Reserved for orders.
39	E.P.51/2024	1. S. Natarajan 2. T. Gomala Geetha	M/s. Rajkham Infra Private Ltd.,	Both sides present. For reporting settlement or arguments, posted to 14.02.2025 finally.
40	RCP.193/2022	Mr. S. Arun Kumar	RI. M/s. Rajkham India Pvt Ltd., R2. Mr. A. Kanishk R3. M/s. Shriram Housing Finance Ltd.,	Complainant counsel present. R1 present. R2 already set Ex-Parte. R3 present. The respondents are directed to share the schedule of payment to the complainant on or before 06.01.2025. For filing schedule of payment by the respondents, posted to 24.01.2025.

41	RCP. 1/2022	1. Ramnath Venkatraman 2. Rama Ramnath	R1.Ranveer shah R2.M/s. Benett Property Holdings Company Limited, R3. M/s. Artha Real Estate Corporation Limited	Both sides present. Respondents seek time for filing additional counter. The respondents are directed to serve a copy of the same in advance to the complainants. For filing additional counter and for arguments, posted to 24.01.2025 finally.
42	RCP.30/2024	Pitchika Mohan Muralidhar	M/s. LOKAA Developers Pvt. Ltd.,	Counsel for complainant present. Respondent already treated as Ex-parte. The case is pending before the NCLT, posted to 14.02.2025.
43	CCP.127/2021	Lt. R. Venkataramanan	Army Welfare Organisation (AWHO)	Both sides present. For further arguments, posted to 28.02.2025.
44	CCP.367/2021	M/s. First Venture	M/s. Color Homes Developers Pvt. Ltd.,	Counsel for complainant absent. Counsel for respondent present. For arguments, posted to 14.02.2025.