

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 10.01.2025

S.NO	Case. No.	COMPLAINANT (S)	RESPONDENT (S)	ADJUDICATION
1	RCP.2/2024	N. J. Jayalalitha	R1. M/s. Ozone Projects Pvt Ltd., R2. M/s. Cannonball Tree Advisors Pvt Ltd.,	The counsel for complainant present. The counsel for R1 present. R2 already treated as Ex-parte. R1 filed counter which is recorded. For proof affidavit of the complainant, posted to 18.02.2025.
2	RCP.144/2023	Hariharan Ekambaram	R1. M/s. North Town Estate Pvt. Ltd R2. M/s. PVP Ventures Limited	Counsel for complainants present. Counsel for R1 present. Counsel for R2 absent. R1 filed board resolution. R1 documents are marked as Ex.B1 to Ex.B5 is recorded. For arguments, posted to 18.02.2025.
3	RCP.147/2022	Meenakshi. S	M/s. Arun Excello construction LLP.,	Both sides present. Complainant filed written argument along with IA which is recorded. Respondent seeks time to file counter to the IA. For filing counter to IA by the respondent, posted to 18.02.2025.
4	E.P.15/2022 in RCP.44/2022	Mr. C. Gopalan	M/s. Arthveda Star (Vizag) Reality Pvt. Ltd.,	Both sides present. Respondent filed memo for part payment of Rs.10,00,000/- as per the schedule of payment is recorded and informed that they have not paid the January month amount on the due date. Hence, the respondent seeks time for paying both January and February months due amounts. For reporting compliance on payment, posted to 14.02.2025.

5	RCP.112/2024	E. Krishna veni	R1. M/s. Brigade Enterprises Limited., R2. M/s. Tamilnadu Brick Industries.,	Counsel for complainant present. R1 present. R2 absent. Complainant filed affidavit of service of private notice to the respondents is recorded. Mr. S. Arjun Suresh, Advocate filed vakalat for R1 is recorded. For filing counter of R1 and for appearance of R2, posted to 18.02.2025.
6	RCP.146/2024	Lt. Col. V. Balaganesan (Retd)	R1. M/s. Brigade Enterprises Ltd., R2. M/s. Tamil Nadu Brick Industries (TNBI),	Complainant party in person present. Respondents absent. Complainant is directed to take private notice to the respondents. For proof of service of private notice to the respondents, posted to 18.02.2025.
7	RCP.147/2024	Sakthi Balaganesan	R1. M/s. Brigade Enterprises Ltd., R2. M/s. Tamil Nadu Brick Industries (TNBI),	Complainant party in person present. Respondents absent. Complainant is directed to take private notice to the respondents. For proof of service of private notice to the respondents, posted to 18.02.2025.
8	RCP.150/2024	Rajaseelan. P	R1. M/s. Landmark Housing Projects (India) Private Limited., R2. M/s. Beauty Etoile Private Limited,	Both sides present. Mr. Abdul Rahman, Advocate filed vakalat for R1 is recorded. M/s. Ganesh and Ganesh, Advocate undertakes to file vakalat for R2 is also recorded. For vakalat of R2 and for counter of R1, posted to 18.02.2025.
9	RCP.142/2024	M/s. V.R. Nachimuthu	R1. Senthil Kumar Doraiswamy, R2. Kavitha Balakrishnan,	Counsel for complainant present. R1 present. R2 absent. M/s. P.R. Shankar, Advocate filed vakalat for R1 is recorded. Complainant is directed to take private notice to R2. For filing proof of service of private notice to R2 by complainant and for counter by R1, posted to 18.02.2025.
10	RCP.143/2024	M/s. V.R. Nachimuthu	R1. Srinivasa Gandhi Sampath, R2. Sudha Subramanian,	Counsel for complainant present.R1 present. R2 absent. M/s. P.R. Shankar, Advocate filed vakalat for R1 is recorded. Complainant is directed to take private notice to R2. For filing proof of service of private notice to R2 by complainant and for counter by R1, posted to 18.02.2025.

11	RCP.144/2024	M/s. V.R. Nachimuthu	N. Ramadevi,	Counsel for complainant present. Respondent present. M/s. P.R. Shankar, Advocate filed vakalat for respondent is recorded. For counter by respondent, posted to 18.02.2025.
12	RCP.145/2024	M/s. V.R. Nachimuthu	B. Prabavathi,	Counsel for complainant present. Respondent present. M/s. S. Venugopalraj, Advocate filed vakalat for respondent is recorded. For counter by respondent, posted to 18.02.2025.
13	E.P.8/2023 E.P.9/2023	1. Anandhi Nicholas 1. Arvind Baskar	R1. M/s. Amar Prakash Developers Pvt Ltd R2. Sudhir Kumar Surana R3. A. Aadarsh Kumar Surana R4. S. Aashish Surana R5. S. Kuldeep Surana R6. M/s. Rushab Reality R7. M/s. Prakash Reality R8. M/s. K.P. Reality	Counsel for order holders present. Respondents absent. M/s. Prem Raj, Advocate for R3-R5 and M/s. Deepak Kumar, Advocate for R6 have undertakes to file vakalat on previous hearings i.e. 18.06.2024, 02.07.2024, 02.08.2024, 24.09.2024, 07.10.2024 and 12.11.2024, and not filed vakalat, hence respondents R3-R5 and R6 treated as ex-parte. Applicants filed affidavit of service of private notice to R7 and R8 is recorded. Private notice to R7 is returned as no such person in this address. Private notice to R8 is returned as left without instructions. Hence, the applicants are directed to take substituted service of paper publication for R7 and R8 and to produce the death certificate of R2. For production of paper publication and death certificate of R2 for each case by applicants, posted to 18.02.2025.
14	CCP.217/2021	Bharath Padmanabhan	R1. M/s. Influence Infrastructure R2. Influence Enterprises (India) Private Limited., R3. Vijayshanthi Builders Limited.,	Counsel for complainant absent. R1, R2 and R3 present. Counter filed by R3 is recorded. R3 is directed to serve the copy of counter to the complainant through post by RPAD. R1 and R2 seek time for filing counter. For counter of R1 and R2, posted to 18.02.2025 finally.
15	RCP.148/2024	1. Hariharan Srinivasan 2. Indra. V	M/s. CASA GRANDE CIVIL ENGINEERING PRIVATE LIMITED,	Representing counsel for complainants present. Respondent present. M/s. Ganesh and Ganesh, Advocate undertakes to file vakalat for respondent is recorded. For filing vakalat and counter, posted to 18.02.2025.

16	RCP.149/2024	1. P.R.G. Venkateswara Rao 2. P. Archana	M/s. Casa Grande Shelter Pvt. Ltd.,	Counsel for complainants present. Respondent present. M/s. Ganesh and Ganesh, Advocate undertakes to file vakalat for respondent is recorded. For filing vakalat and counter, posted to 18.02.2025.
17	RCP. 68/2022	1. Mr. Karuppiyah 2. Mrs. Sharmila	M/s. Casagrand Builder Pvt. Ltd.,	Both sides present. Written arguments filed by the complainants are recorded. Respondent submits that the issue of GST is dealt by TNREAT in Appeal No. 48 of 2023. The respondent is directed to submit the TNREAT order copy in Appeal No. 48 of 2023 in the registry. Heard both sides. Reserved for orders.
18	RCP.104/2022	1. R. Vijayalakshmi 2. Ravikumar	M/s. Casa Grande Civil Engineering Pvt. Ltd.,	Representing counsel for complainants present. Counsel for respondent present. For arguments, posted to 18.02.2025.
19	I.A.57/2023 in CCP.145/2020	M/s. Casa Grand Engg Pvt. Ltd.,	1. S. Kulandaiswamy 2. K. Sindhu	The counsel for petitioner in I.A present. Representing counsel for respondents in I.A present and seeks time for arguments. For arguments, posted to 18.02.2025 finally.
20	RCP.20/2023	Mr. Jerry Fuller	R1. M/s. Casa Grande Grace Private Limited R2. M/s. Mr. Arun Manivannan	Counsel for complainant absent. Counsel for respondents present. Both are directed to file written arguments. For arguments, posted to 18.02.2025.
21	RCP.165/2023	S.K. Vivek	M/s. Casa Grand Zest Pvt. Ltd.,	Both sides present. Complainant's side documents are marked as Ex.A1 to Ex.A9 is recorded. For proof affidavit of the respondent, posted to 18.02.2025.

22	CCP.377/2021	1. R. Srirain Prasad 2. R. Mythili	M/s. Casa Grande Civil Engg Pvt. Ltd.,	Counsel for complainants absent. Counsel for respondent present. For arguments, posted to 18.02.2025.
23	C.No.95/2022	K.V. Balachander & 16 others	M/s. Casa Grande Homes Pvt Ltd.,	Both sides present. Complainants seek time for arguments. For arguments, posted to 18.02.2025.
24	E.P.20/2023	1. Mohanasundhari 2. Nagalingam	M/s. Alliance Villa Pvt Ltd.,	Both sides present. For filing written arguments by applicants and respondent. For written arguments and oral arguments, posted to 21.02.2025.
25	RCP.26/2023	1. C.S. Iyewarya Bharathi 2. S. Ganesh	M/s. Alliance Business Park Pvt. Ltd.,	Both sides present. Complainants filed additional documents along with IA which is recorded. For filing counter in IA by respondent, posted to 18.02.2025.
26	C.No.85/2022	1. Ganesh Rajamani 2. Aparna Rajagopalan Iyer	R1. M/s. Alliance Projects R2. M/s. Alliance Orchid Tech Parks Pvt. Ltd.,	Representing counsel for complainants present. Counsel for respondents present. Complainants seek time for arguments. For arguments, posted to 21.02.2025.
27	C.No.293/2021 C.No.294/2021	1. M/s. Pine Flat Owners Welfare Association (PFOWA) 1. 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 (Died) R4. Manoj Sai Namburu	Both sides present. The Registry is directed to send letter to the Registrar of Anna University to depute an Engineer for inspection at an earliest. Posted to 07.03.2025 for Anna University report.

28	C.No.284/2021	1. A. Pazhani Raju 2. R. Seetha Sharmili	L. Chandarsekaran	Complainants party – In – Person absent. Representing counsel for respondent present. The complainants are directed to pay the amount to the Anna University for inspection at the earliest. Posted to 21.02.2025.
29	RCP.198/2022 RCP.13/2023	1. Suganya Perumal 2. Vishnu Shankar 1. Pavithra Rajendiran 2. Kumararaja. T	M/s. Cyber City Mangadu Project Pvt. Ltd.,	Both sides present. Complainants filed citations which are recorded. Heard both sides. Reserved for orders.
30	E.P.19/2023	1. C. G. Vasantha 2. D. Srinivasan 3. G. Kavitha 4. S. Hiranmayi	M/s. Cybercity Housing Private Limited	Representing counsel for applicants present. Counsel for respondent present. Applicants seek time for reply to memo of calculation and for arguments. For reply to memo of calculation by applicants and for arguments, posted to 21.02.2025.
31	CCP.100/2021 CCP.101/2021 CCP.102/2021	M/s. Sundaram Home Finance Ltd	R1. M/s. Call Express Construction (India) Pvt, Ltd R2. M/s.MPL Motors Pvt Ltd	The counsel for complainants present. The counsels for respondents present. Memo filed by R2 in all the complaints which are recorded. In CCP No. 100 of 2021, R2 submits that the property is already handed over to the complainant in all the complaints. The complainant counsel is directed to get instructions from the clients whether the property is handed over to the complainant or not. In CCP Nos. 101 of 2021 and 102 of 2021, the complainant is directed to take private notice to the IRP. Posted to 04.03.2025.
32	C.No.54/2022 C.No.55/2022 C.No.56/2022	1. Vasugi 2. T.M. Venkatachalapathy 1. B. Rajalakshmi 1. A. Annamalai	R1. Sooriya Batick works (P) Ltd., R2. P. Kanagamoorthi R3. M/s. Lavanyaa Property Developers Pvt. Ltd., R4. N.A. Varatharajan	Counsel for complainants present.Representing counsel for R1 and R2 present.Counsel for R3 and R4 present. Affidavit of service of private notice to the respondents filed by complainants in all the complaints is recorded. R1 and R2 seek time for filing written arguments. For filing written arguments by R1 and R2 and for oral arguments by R1 to R4, posted to 25.02.2025.

33	C.No.57/2022	M. S. Rajendran	R1. Sooriya Batick works (P) Ltd., R2. P. Kanagamoorthi R3. M/s. Lavanyaa Property Developers Pvt. Ltd., R4. N.A. Varatharajan R5.V.K.Kumar Raja	Counsel for complainants present. Representing counsel for R1 and R2 present. Counsel for R3 and R4 present. R5 already set ex-parte. Affidavit of service of private notice to the respondents filed by complainant is recorded. R1 and R2 seek time for filing written arguments. For filing written arguments by R1 and R2 and for oral arguments by R1 to R4, posted to 25.02.2025.
34	I.A. 58/2024 in CCP.134/2020	1. N.P. Sundar 2. Shantha Sundar	M/s. SARE Realty Projects Ltd.,	The counsel for complainants present. Respondent notice returned. Complainants filed petition for amendment is recorded and allowed. Complainants are directed to take private notice to new address of the respondent. To carry out amendment and APC and for filing proof of service of private notice by complainants, posted to 25.02.2025.
35	I.A. 59/2024 in CCP.135/2020	1. N.P. Ravi 2. Padmavathi Ravi	M/s. SARE Realty Projects Ltd.,	The counsel for complainants present. Respondent notice returned. Complainants filed petition for amendment is recorded and allowed. Complainants are directed to take private notice to new address of the respondent. To carry out amendment and APC and for filing proof of service of private notice by complainants, posted to 25.02.2025.
36	I.A. 85/2024 in E.P. 2/2022 in CCP.92/2020	Santhi Pitchaiya Nattar	M/s. Homefinder Housing Ltd.,	The counsel for applicant present. Respondent present. The applicant is directed to send the copy of the IA to the respondent. The respondent is directed to file counter to the IA. For counter to the IA, posted to 25.02.2025.

37	I.A. 86/2024 in E.P. 3/2022 in CCP.93/2020	Santhi Pitchaiya Nattar	M/s. Homefinder Housing Ltd.,	The counsel for applicant present. Respondent present. The applicant is directed to send the copy of the IA to the respondent. The respondent is directed to file counter to the IA. For counter to the IA, posted to 25.02.2025.
38	I.A. 87/20024 in RCP.225/2022	Sheeba	R1. M/s. Sterling Homes and Lands., R2. R. Mohan Ranganathan	The counsel for applicant present. Respondent present and seeks time to file counter. For filing counter, posted to 25.02.2025.
39	U/F. RCP. /24 in S.R. 325/24	1. Chandhiramouli Balasubramanian Kuvalaikal 2. Anuradha Chandhiramouli	R1. M/s. Sylvanus Builders and Developers Ltd., R2. M/s. Pacifica (Chennai Project) Infrastructure Co. Pvt. Ltd.,	The counsel for complainants absent. Posted to 04.03.2025 for arguments on maintainability.
40	U/F. RCP. /24 in S.R.239/24	1. Ramapriya Srinivasan 2. K.S. Jagannathan	R1. T.K. Saravanan R2. T.K. Purushothaman R3. Dhandapani R4. M/s. Fairdeal Constructions	Counsel for complainants a present and made argument which was heard in full. The registry is directed to number the complaint.
41	U/F. E.P. /24 in A.No.39/2024 against C.No.87/2022 in S.R.294/24	1. K.S. Murugan 2. S. Latha	R1. Meenakshi Krishnakumar R2. B. Natarajan R3. N. Gurunathan R4. M/s. Aabe Homess (P) Ltd.,	Counsel for applicants present and made arguments which were heard in full. The registry is directed to number the execution petition.
42	CCP.279/2021	E. Rajendran	R1. M/s. Amar Prakash Developers Pvt. Ltd., R2. M/s. A Square Housing Development Pvt Ltd	Counsel for complainant present. Counsel for respondents absent. Complainant seeks time for argument, posted to 25.02.2025 for arguments finally.

43	RCP.49/2022	S. Banumathi	R1. M/s. Simpcon Developers R2. Parvathy Ayyayu R3. Karan @ Prabhakaran R4. Thilagavathy Vadivel R5. V. Joseph Fernando R6. B. Melson R7. E. Rajesh R8. Alok Kumar Chaturvedi R9. Sathish Ramakrishnan	Counsel for complainant present. R1 to R4, R8 and R9 already called ex-parte. R5 to R7 called absent, hence treated as ex-parte. For arguments, posted to 28.02.2025.
44	RCP.14/2023	Vinaik Krishnamurthy	M/s. VGN Developers Private Limited	Counsel for complainant present. Respondent present. M/s. Tatva Legal Chennai, Advocate filed change of vakalat for the respondent is recorded. Respondent seeks time for arguments. For arguments, posted to 25.02.2025.
45	C.No:98/2022	Gem Grove Owners Welfare Association (GROW)	M/s. Grove OMR Properties	Counsel for complainant present. Counsel for respondent present. For filing written arguments by the complainant and the respondent and also for oral submissions, posted to 18.02.2025.
46	RCP.16/2023	Sudha Kumar	R1. M/s. Grove OMR Properties Private Ltd R2. M/s. GEM Granites	Counsel for complainant present. R1 present. R2 already treated as Ex-Parte. R1 seeks time for arguments. R1 is directed to file written arguments. For filing written arguments by R1 and for arguments, posted to 18.02.2025.

47	CCP.145/2021 CCP.146/2021 CCP.147/2021 CCP.148/2021 CCP.149/2021 CCP.150/2021 CCP.184/2021	1. K.V.Krishna Kumar CA 1. Evans Nobel Clements S 1. Shanmuganathan Nigel 1. S. Renuga 1. Choodamony. R 1. N. Giridharan 1. A. Soukat Ali	R1. M/s. Medhika Infrastructures R2. T.M. Sivanesan R3. T.S. Gautham Sivanesan R4. T.M. Arumugam R5. A. Rajam R6. M/s. Cresentz Square	Counsel for complainants absent. R1 present. R2 to R5 present. R6 already set ex-parte. R1 to R5 seeks time for arguments. For arguments, posted to 28.02.2025.
48	CCP.419/2021	R. Vinoth Kumar	R1. M/s. Vidhya Developer LLP R2. M/s. Manju Foundations Pvt. Ltd., R3. Anantha Kumar R4 M/s. Aysha Real Estate Pvt. Ltd,	Representing counsel for complainant present. Representing counsel for R1 & R2 present. R3 already set Ex-Parte. Counsel for R4 present. Complainant seeks time for arguments. Posted to 28.02.2025 for arguments finally.