

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 24.01.2025

S.NO	Case. No.	COMPLAINANT (S)	RESPONDENT (S)	ADJUDICATION
1	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 absent. R2 already set Ex-Parte. R3 absent. The complainant submits that the schedule of payment was not shared with the complainant till today. It is submitted by the complainant that today, the Respondent R1 have paid a sum of Rs.50,000/- to the complainant through RTGS. The respondents are directed to pay the balance amount on or before 18.02.2025. For filing Joint Compromise Memo, posted to 25.02.2025.
2	RCP.116/2023	1. Seshadri Bhoovaraghan 2. Priya Seshadri	R1. M/s. L'amicale Club and Resort Pvt Ltd., R2. M/s. Home Finders Housing Ltd.,	Both sides present. Respondents filed IA to set aside ex-parte order dated 02.07.2024 and also filed IA to re-open the respondent's side evidence is recorded. The complainants also made no objection to the IA's. Hence, IA's are allowed. Proof affidavit filed by the respondents is examined as RW-1 which is recorded. For marking of respondent's side documents, Posted to 25.02.2025.
3	RCP.76/2024 RCP.77/2024	1. Jeyaraj Oomathuraj 2. E. Nandhakumari 1. G. Mohankumar 2. M. Jayalakshmi	R1. M/s. Sylvanus Builders and Developers Ltd., R2. M/s. Pacifica (Chennai Project) Infrastructure Co. Pvt. Ltd.,	Both sides present. In RCP No. 76 of 2024, complainants documents are marked as Ex.A1 to Ex.A9 are recorded. In RCP No. 77 of 2024, complainants documents are marked as Ex.A1 to Ex.A10 are recorded. For proof affidavit of the respondents, posted to 25.02.2025.

4	RCP.81/2024	1. Subramania Prabhu Murugasan 2. Leelavathi Prabhu 3. Tarun Subramaniam	M/s. Puruvankara Limited.,	Counsel for complainants absent. Counsel for respondent present and seeks time for settling the issue. For reporting settlement, posted to 25.02.2025.
5	RCP.84/2024	N. Naveen	M/s. Newry Properties Private Limited	Both sides present. Complainant seeks time to file impleading petition. For filing impleading petition by the complainant, posted to 21.02.2025.
6	RCP.151/2024	1. Menakur Sreedhar Reddy 2. Kavitha Menakur Alias Kavithasree	R1. M/s. Simpcon Developers., R2. Mrs. R. Seeniyammal (Since Deceased, Rep by her Legal Heirs R3 to R9) R3. R. Pachaipandian R4. R. Kamaraj R5. R. Dhanasekaran R6. R. Govindasamy R7. P. Selvi R8. A. Rani R9. S. Shanthi R10. V. Srinivasan	Counsel for complainants present. R1 notice returned as left. R2 died. R3 to R6 present. R7 to R9 absent. R10 present. M/s. Janarthanan, Advocates filed vakalat for R3 to R6 is recorded. M/s. M. Krishnamurthy, Advocates filed vakalat for R10 is recorded. The complainants are directed to take private notice to R1, R7 to R9. For filing proof of service of private notice to R1, R7 to R9 by the complainants and for counter of R3 to R6 and R10, posted to 25.02.2025.
7	RCP.152/2024	P. Malathi	M/s. Tamil Nadu Housing Board.,	Counsel for complainant present. Representing person for the respondent present and seeks time for filing vakalat. For vakalat and counter, posted to 28.02.2025.
8	RCP.153/2024	Parthiban Ramanujam	M/s. Noble Business Ventures Pvt. Ltd.,	Counsel for complainant present. Notice to respondent returned as no such addressee. Hence, complainant is directed to take private notice to the respondent. For filing proof of service of private notice to the respondent, posted to 28.02.2025.

9	E.P.71/2024	D. Narayanasami	R1. M/s. Sam Foundation., R2. Rita Abraham R3. The Manager, Indian Overseas Bank, R4. The Manager, Punjab National Bank,	Counsel for execution petitioner present. Notice to R1 and R4 is returned as per TCR. Notice to R2 and R3 is delivered and respondents 1 to 4 are called absent. Execution petitioner is directed to take private notice to the respondents. For filing proof of service of private notice to the respondents, posted to 28.02.2025.
10	E.P.72/2024	S. Sudharsan	M/s. Pacifica (Chennai Project) Infrastructure Company Private Limited.,	Both sides present. M/s. Anil Relwani, Advocates filed vakalat along with board resolution for the respondent is recorded. For filing compliance affidavit, posted to 25.02.2025.
11	RCP.16/2024	1. Rahul Gupta 2. Bhupender Singh	R1. M/s. Evita Construction Pvt Limited, R2. M/s. Lucifer Construction P Ltd.,	Both sides present and submitted that the issue is going to be settled. For reporting settlement, posted to 21.02.2025.
12	RCP. 69/2022 RCP. 72/2022 RCP. 73/2022 RCP. 74/2022 RCP. 76/2022	1. Padma Rajam 2. Ganesh Ramakrishnan 1. D. Ravichandran 2. C. Thiruvudha 1. V.S. Nithyasri 2. S. Venugopal 1. Umadevi Balakrishnan 2. B. Balakrishnan 1. S. Vijayakumar 2. M. Jayasudha	R1. Mr. John Nellimala George R2. Mr. John Nellimala Varghese R3. Mrs. John Nellimala Sarai R4. M/s. Rudraksh Housing Pvt Ltd., (R5. M/s. LIC Housing Finance Ltd., - proposed respondent)	The counsel for complainants absent. The counsel for R1 to R3 present. R4 already set Ex-parte. The counsel for R5 present. For counter of R5 in all the IA's, posted to 25.02.2025.
13	RCP.44/2024 RCP.45/2024	M/s. Raja Muthaih Chettiar Charitable and Educational Trust	R1. M/s. K S Realty Constructions Private Limited R2. M/s. Akshaya Private Limited	Both sides present. In both the cases, the respondents filed counter and also filed memo of cost are recorded. For proof affidavit of the complainant, posted to 25.02.2025.

14	RCP.73/2024	1. R. Vaithyanathan 2. V. Megala	R1. M/s. Akshaya Private Limited., R2. M/s. K.S. Realty Constructions Private Ltd.,	Both sides present. Respondents filed memorandum of compromise and the complainants also filed memo of settlement cum withdrawal stating that the issue is settled between the parties are recorded. In view of the memo filed by both the parties, the RCP No. 73 of 2024 is closed as withdrawn.
15	RCP.167/2023	A. Ajai Balaji	M/s. Akshaya Private Limited.,	Both sides present. Written arguments filed by the respondent is recorded. The respondent undertakes to serve a copy of the written arguments to the complainant through post by RPAD on or before 31.01.2025. For arguments, posted to 21.02.2025.
16	E.P.22/2024	1. V. Siddhattha Velu 2. Priscilla Siddhatta	M/s. Marg Properties Limited.,	Counsel for applicants absent. Counsel for respondent present. For arguments, posted to 25.02.2025.
17	RCP.63/2024	V. K. Dines	M/s. MARG Properties Limited	Counsel for complainant absent. Counsel for respondent present. Written arguments filed by the respondent is recorded. The respondent is directed to serve a copy of the written arguments to the complainant through post by RPAD. For filing proof of service of written arguments to the complainant and for arguments, posted to 25.02.2025.
18	RCP.78/2024	A. Rajkumar	M/s. MARG Properties Limited	Both sides present. Complainant's documents are marked as Ex.A1 to Ex.A17 is recorded. The Complainant has already received the copy of the counter. For proof affidavit of the respondent, posted to 25.02.2025.

19	RCP.151/2023 RCP.152/2023	1. Indhumathi Srinivasan 1. Aaron Bruce George 2. Hepzibah Paulraj	M/s. Ozone Projects Private Limited.,	Both sides present. In both the cases, complainants filed proof affidavits are examined as CW-1 is recorded. For marking of complainant's side documents in both the cases, posted to 25.02.2025.
20	E.P.24/2023	Anand Premkumar	M/s. Ozone Projects Private Limited	The counsel for applicant absent. The counsel for respondent present. Both sides are directed to file written arguments. Posted to 25.02.2025 for filing written arguments and oral submissions if any.
21	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. The Authority has directed the respondent to pay a cost of Rs.5,000/- to the CM Relief Fund. The counsel for the respondents submits that they are unable to reach their client and their client is not willing to pay cost and to file compliance affidavit. The Respondent/Builder is directed to be present in the next hearing. For appearance of respondent/Builder, for proof of service of cost and for filing compliance affidavits by the respondent, posted to 25.02.2025.
22	E.P.84/2021 in CCP.264/2019	Vinny Sawhney	R1. M/s. Cenotaph Developers LLP R2. M/s. Olympia Tech Park Chennai Pvt Ltd	Counsel for order holder absent. Counsel for respondents present. It is submitted by the respondents that the issue is already been settled between the parties. The respondents are directed to file memo of settlement after getting signature from the applicant. For filing memo of settlement, posted to 25.02.2025.
23	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.,	Both sides present. The counsel for the respondents submits that they are unable to reach their client and not willing to file compliance affidavit. The Respondent/Builder is directed to be present in the next hearing. For appearance of respondent/Builder and for filing compliance affidavits by the respondent, posted to 25.02.2025.

24	E.P.47/2024	1. Hemachandran Babu 2. Arruthra Venugopal	M/s. Selene Estate Limited.,	Both sides present. The Authority has directed the respondent to pay a cost of Rs.5,000/- to the CM Relief Fund. The counsel for the respondents submits that they are unable to reach their client and their client is not willing to pay cost and to file compliance affidavit. The Respondent/Builder is directed to be present in the next hearing. For appearance of respondent/Builder, for proof of service of cost and for filing compliance affidavit by the respondent, posted to 25.02.2025.
25	E.P.1/2024 in CCP.86/2019	M.J.X. Alphonse	M/s. Canara Bank Officers Union	The counsel for applicant present. The counsel for respondent present. Bank statement along with list of office bearers filed by the respondent is recorded. The applicant is directed to implead the office bearers:- 1. Rajeev Kumar, President 2. C S Mohan, Vice President 3. Anjali Tarsolia, Vice President 4. Vinod Kumar H, General Secretary 5. Ankur Sharma, Deputy General Secretary 6. Prasanth Kumar M, Deputy General Secretary 7. Poonchezhian A, Secretary 8. Dipankar Bhattacharjee, Secretary 9. Reshma E, Secretary 10. Raja Kumar D, Assistant Secretary 11. Shakthiswaran S, Assistant Secretary 12. Amit Gaikwad, Assistant Secretary 13. Manjeet Singh Dhindsa, Assistant Secretary 14. Bibin Chandran C, Treasurer 15. J. Roshan Gorky, Assistant Treasurer Hence, the applicant seeks time to file impleading petition. For filing impleading petition by the applicant, posted to 25.02.2025.

26	E.P.27/2023 in CCP.112/2019	M. Varunkumar	M/s. Canara Bank Officers Union.,	<p>Applicant party in person present. The counsel for respondent present. Bank statement along with list of office bearers filed in EP No. 1 of 2024 in CCP No. 86 of 2019 by the respondent is recorded. The applicant is directed to implead the office bearers:-</p> <ol style="list-style-type: none"> 1. Rajeev Kumar, President 2. C S Mohan, Vice President 3. Anjali Tarsolia, Vice President 4. Vinod Kumar H, General Secretary 5. Ankur Sharma, Deputy General Secretary 6. Prasanth Kumar M, Deputy General Secretary 7. Poonchezian A, Secretary 8. Dipankar Bhattacharjee, Secretary 9. Reshma E, Secretary 10. Raja Kumar D, Assistant Secretary 11. Shakthiswaran S, Assistant Secretary 12. Amit Gaikwad, Assistant Secretary 13. Manjeet Singh Dhindsa, Assistant Secretary 14. Bibin Chandran C, Treasurer 15. J. Roshan Gorky, Assistant Treasurer <p>Hence, the applicant seeks time to file impleading petition. For filing impleading petition by the applicant, posted to 25.02.2025.</p>
27	RCP.46/2024	1. Arulselvi 2. Mathiyalaki. M 3. Mohandass. M	M/s. Casa Grande Builder Private Limited	<p>Both sides present. For filing vakalat and counter, posted to 28.02.2025.</p>
28	RCP.49/2024	S. Prakash	R1. M/s. Casa Grande Civil Engineering Private Limited R2. M/s. Grace Gated Community LLP	<p>Both sides present. Counter filed by the complainant in IA for maintainability is recorded. For arguments on the IA, posted to 25.02.2025.</p>

29	RCP.103/2024 RCP.104/2024	1. S. Vikram 2. S. Kamakshi 1. M. Rajeswari Karthigeyan	M/s. Casa Grande Civil Engineering Private Limited.,	Both sides present. Complainants seek time to file counter to the IA's for maintainability. For filing counter to the IA's by complainants, posted to 25.02.2025.
30	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 filed affidavit stating that they are seeking only refund of the amount irrespective of the Hon'ble Supreme Court Order in SLP Nos. 24430 – 24431/2019 is recorded. Respondents filed memo along with documents is also recorded. Respondents seek time for arguments. For arguments, posted to 21.02.2025.
31	C.No.29/2022	M/s. Casa Grande Palligio Owners Welfare Association	M/s. Casa Grande Builders Private Ltd.,	Both sides present. Complainant filed IA to amend the cause title is recorded. Respondent made no objection to the IA, hence IA is allowed. For carrying out the amendment and filing APC, posted to 28.02.2025.
32	RCP.37/2024 RCP.38/2024 RCP.39/2024 RCP.40/2024 RCP.41/2024 RCP.42/2024 RCP.43/2024	1.Vijayaraghavan Krishnamoorthy 1. B. Arunagiri 1. Nalinakumari Srinivasamoorthy 1. Mayur. R.M 1. Nikhileysh Avva 1. M.V. Ramanujam 1. V. Raman 2. R. Viswanathan	R2. M/s. Grace Gated Community LLP., R1. M/s. Casa Grande Civil Engineering Private Limited.,	Both sides present. Respondents seek time for arguments in IAs for maintainability. For arguments in IAs, posted to 25.02.2025.

33	E.P.36/2024	A. Dinakaran	M/s. Thiru Arunachala Annamalaiyar Builder	The counsel for petitioner present. Respondent already set ex-parte. Petitioner is directed to file written arguments. For filing written arguments and for arguments, posted to 25.02.2025.
34	E.P.40/2024	S. Sundararajan	M/s. ABS Dream Land.,	The counsel for complainant present. Respondent already set ex-parte. Applicant is directed to file written arguments. For filing written arguments and for arguments, posted to 25.02.2025.
35	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. R2 and R3 filed IA to receive additional documents along with typed set of documents is recorded. Complainants made objections to the IA. For counter if any on the IA by complainants and for arguments, posted to 28.02.2025.
36	C.No.290/2021	M/s. Vandalur Park Residency Apartment Owner Association	M/s. Ganapati Leathers Products Pvt Ltd	The counsel for complainant present. The counsel for respondent present. M/s. Anish Gopi, Advocates filed change of vakalat for the respondent is recorded. Respondent seeks time for arguments. Complainant made arguments. Complainant is directed to file written arguments. For further arguments and for filing written arguments, posted to 28.02.2025.
37	RCP.99/2023	1. H. Mohammed Kasim 2. Fathimathu Zohara Kasim	M/s. Artha Real Estate Corporation Ltd.,	Both sides present. Complainants seek time for arguments. For arguments, posted to 28.02.2025.