

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 28.01.2025

S.NO	Case. No.	COMPLAINANT (S)	RESPONDENT (S)	ADJUDICATION
1	RCP.95/2024	Vijayashankar. A.K	R1. M/s. Sylvanus Builders & Developers Limited., R2. M/s. Pacifica (Chennai Project) Infrastructure Co. Pvt. Ltd.,	Both sides present. Respondents filed counter which is recorded. For proof affidavit of the complainant, posted to 07.03.2025.
2	RCP.97/2024 RCP.106/2024	1. Ganseh Kumar Jothi 2. Praveena Rajasekaran 1. Vijaya Tharagai Pandian	R1. M/s. Sylvanus Builders & Developers Limited., R2. M/s. Pacifica (Chennai Project) Infrastructure Co. Pvt. Ltd.,	Both sides present. Respondents filed counter in both the cases which are recorded. For proof affidavit of the complainants, posted to 07.03.2025.
3	RCP.98/2024	A. Paulraj	M/s. VGN Projects Estates Private Limited.,	Both sides present. Counter filed by the respondent is recorded. For proof affidavit of the complainant, posted to 07.03.2025.
4	RCP.107/2024	1. S. Vasant 2. S. Sivapackiyam	M/s. Marg Properties Limited.,	Representing counsel for complainants present. Counsel for respondent present. Counter filed by the respondent is recorded. For proof affidavit of the complainants, posted to 07.03.2025.

5	RCP.117/2024	Sruthi Manjari Roshan	M/s. Manju Promoters Private Limited.,	Complainant Party – In – Person present. Respondent present. Mr. R. Suryanarayanan, Advocates filed vakalat for the respondent is recorded. For reporting settlement or for filing counter by respondent, posted to 14.02.2025.
6	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. Complainants filed IA No. 9/2025 to reopen the evidence, respondent has not objected it, hence IA No. 9/2025 is allowed, and also filed IA No. 10/2025 to receive additional documents and IA No. 11/2025 for amending the claim petition is recorded. The copy of the same was served to the respondent. Respondent seeks time for filing counter to the IA Nos. 10/2025 and 11/2025. For counter to the IA Nos. 10/2025 and 11/2025 by the respondent, posted to 04.03.2025.
7	RCP.119/2024	1. Smitha Vinit 2. Vinit Chandran Menon	M/s. Samridhi Unique Sapces LLP.,	Both sides present. Counter filed by the respondent is recorded. For proof affidavit of the complainants, posted to 07.03.2025.
8	RCP.126/2024	M/s. V.R. Nachimuthu	J.P. Eshwari	Both sides present. Counter filed by the respondent is recorded. For proof affidavit of the complainant, posted to 07.03.2025.
9	RCP.13/2022	1. J. Divya Dona 2. Jesuraj Santiago	R1. Dattatray Dhone R2. R. Narayanan Godrej Sspdl Green across LLP	The counsel for complainants absent. The counsel for respondents present. Respondents filed additional proof affidavit which is examined as RW-1 along with board resolution and is recorded. Respondent's documents are marked as Ex.B19 and Ex.B20 are also recorded. The respondents are directed to serve the copies of the same to the complainants through post by RPAD. For filing proof of service of additional proof affidavit along with two documents to the complainants by the respondents and for arguments, posted to 04.03.2025.

10	RCP.5/2024 RCP.6/2024	1. S. Anbu 1. S. Anbu	R1. M/s. Engineers Estate (Madras) Private Limited., R2. Mr. K. Sridharan R3. Mrs. Jayashree Ganesh R4. State Bank of India	Counsel for complainants present. R1 absent. R2 and R3 present. R4 present. In RCP No. 5 of 2024, complainant's side documents are marked as Ex.A1 to Ex.A19 is recorded. In RCP No. 6 of 2024, complainant's side documents are marked as Ex.A1 to Ex.A17 is recorded. R2 and R3 seeks time for filing proof affidavit. In both the cases, proof affidavit filed by R4 is examined as RW-1 along with typed set of documents is recorded. R4 is directed to serve the copy of proof affidavit to R1 through post by RPAD. For marking of documents of R4, for filing proof of service of proof affidavit to R1 by R4, and for filing proof affidavit by R1 to R3, posted to 04.03.2025.
11	RCP.155/2024	1. Rajani Sudarshan 2. M.G. Ramchandran	M/s. Shriprop Properties Prvate Limited.,	Both sides present. M/s. Leela and Co, Advocates filed vakalat for the respondent is recorded. For counter of respondent, posted to 07.03.2025.
12	RCP.157/2024	S. Xavier Britto	M/s. Akshaya Private Limited.,	Complainant party in person present. Respondent absent. Complainant is directed to take private notice to the respondent. For filing proof of service of private notice to the respondent through RPAD by the complainant, posted to 07.03.2025.
13	RCP.158/2024	S. Bharath	M/s. Central Government Employees Welfare Housing Organisation (CGEWHO)	Counsel for complainant present. Respondent present. M/s. M. Krishnamurthy, Advocates filed vakalat for respondent along with authorization letter is recorded. For counter, posted to 07.03.2025.
14	RCP.159/2024	1. K. Kesava Narayanan 2. Vijaya Kumari	M/s. Bahri Estates Private Limited.,	Counsel for complainants absent. Respondent present. M/s. Anil Relwani, Advocates filed vakalat along with board resolution is recorded. For counter, posted to 07.03.2025.

15	RCP.160/2024	V. Vijayakumar	R1. M/s. Sathya Elite Properties Pvt. Ltd., R2. K. Shanmugam.,	Complainant party in person present. Respondents present. M/s. Senthil Nathan, Advocates undertakes to file vakalat for the respondents are recorded. For vakalat and counter, posted to 07.03.2025.
16	RCP.161/2024	M. Mahalakshmi	M/s. Arun Excello Homes Pvt. Ltd.,	Complainant party in person present. Respondent present. M/s. R. Kamala Rani, Advocates filed vakalat for the respondent is recorded. For counter, posted to 07.03.2025.
17	RCP.162/2024 RCP.163/2024	1. RM. Govindan @ G. Ramanathan 1. Datuk Joseph M. Rajaratnam	R1. M/s. TVS Credit Services Limited., (Formerly known as M/s. TVS Finance and Services Limited) R2. M/s. TVS Finance and Services Limited.,	Both sides present. In both the cases, M/s. T.R. Varsha, Advocates filed vakalat for R1 is recorded. In RCP No. 163 of 2024, M/s. S. Rajmakesh, Advocates filed vakalat for R2 along with board resolution is recorded. In RCP No. 162 of 2024, the complainant is directed to take private notice to R2. For filing proof of service of private notice to R2 by complainant in RCP No. 162 of 2024, for filing counter by R1 in both the cases and for filing counter by R2 in RCP No. 163 of 2024, posted to 07.03.2025.
18	I.A.5/2025 in RCP.162/2023	Army Welfare Housing Organisation (AWHO)	SEP M Servaran	Both sides present. It is submitted by the counsel for respondent/complainant that the Respondent/Complainant has died, to that effect, the counsel has filed memo of death certificate which is recorded. For steps of deceased respondent/complainant, posted to 31.01.2025.

19	RCP.143/2023	The Alaka Palazzo Apartment Owners Association,	M/s. Shree Velu Builders Private Limited.,	Both sides present. Respondent seeks time for filing counter. For filing counter, posted to 07.03.2025 finally.
20	RCP.65/2024	Praveen Kumar Jain	M/s. Ozone Projects Private Limited.,	Both sides present. Complainant seeks time for filing proof affidavit. For filing proof affidavit of the complainant, posted to 28.02.2025.
21	RCP.99/2024 RCP.100/2024	1. P.M. Geetha 2. R. Velayudham (Decreased) 3. Sidharthan. P.M 1. G. Venkatraj 2. R. Srividya	M/s. Ozone Projects Private Limited.,	Both sides present. Respondent seeks time for filing counter. For counter, posted to 28.02.2025 finally.
22	CCP.35/2022 CCP.36/2022 CCP.37/2022 CCP.38/2022 CCP.39/2022 CCP.40/2022 CCP.41/2022 CCP.42/2022 CCP.43/2022 CCP.44/2022	1. Premalatha 2. S. Sankararaj 1. T.J. Zachariah 2. Beena Susan 1. E.V. Jagannathan 1. S. Gajalaxmi 1. S. Vidhya 1. Senthil Kumar Kanniah 2. Vijayalakshmi Kameswaran 1. Vivekanandhan N V 2. Padmini Priyadarsini 1. Shafeekh. V.S 1. Murali Kulala 1. H. Pallavi Raju 2. H. Ravichandra Raju	M/s. Ozone Projects Pvt. Ltd.,	Both sides present. Respondent seeks time for filing proof affidavit in CCP Nos. 36, 38, 39, 40, 41, 42, 43 of 2022. The respondent is directed to pay a cost of Rs.5,000/- to the CM Relief Fund. For filing proof of service of cost by respondent, and for filing proof affidavit in CCP Nos. 36, 38, 39, 40, 41, 42, 43 of 2022 by respondent and for arguments in CCP Nos. 35, 37, 44 of 2022, posted to 04.03.2025.

23	RCP.105/2024	Sriram Sekhar	M/s. Selene Estate Limited.,	Counsel for complainant absent. Counsel for respondent present. Respondent seeks time for filing counter. For counter, posted to 04.03.2025 finally.
24	I.A.27/2024 in RCP.64/2022	R. Udhaya Suriyan	M/s. Ozone Projects Pvt.Ltd.,	Both sides present. Respondent/respondent made no objection to the IA for restoration of RCP filed by the petitioner/complainant. Hence, IA to restore the RCP is allowed. The RCP No. 64/2022 is restored. For marking of petitioner/complainant's side documents in the main case, posted to 04.03.2025.
25	RCP.156/2024	M/s. Triway Container Freight Station Pvt. Ltd.,	M/s. Ozone Projects Pvt. Ltd.,	Both sides present. M/s. Chandramouli Prabhakar, Advocates undertakes to file vakalat for the respondent is recorded. For vakalat and counter, posted to 04.03.2025.
26	RCP.15/2024	1. Thirupathi Raja 2. S. Geetha	R1. M/s. Bennett Property Holdings Company Limited R2. M/s. Artha Real Estate Corporation Limited. R3. Mr. Ranveer Shah R4. M/s. R. K. Textiles	Counsel for complainants present.Counsel for R1, R2 present. Counsel for R3 present.R4 already treated as Ex-Parte. R1 and R2 filed IA with additional counter along with typed set of documents is recorded. The IA to receive additional counter is allowed since the other side has not objected the same. R3 filed proof affidavit along with document and also filed declaration and certificate is also recorded. For marking of documents of R3 and for filing proof affidavit of R1 and R2, posted to 07.03.2025.
27	RCP.98/2023	V. Kayalkodi	R1. M/s. V. Guruswamy Naidu Co. Pvt, Ltd., R2. M/s. VGN Property Developers Pvt Ltd.,	Counsel for complainant present. Counsel for R1 present. Counsel for R2 present. Complainant filed proof of service of private notice to R1 which is recorded. R2 seeks time for settling the issue. R2 submits that they are ready to settle the principal amount to the complainant. R2 is directed to pay the principal amount to the complainant before the next hearing date. For reporting settlement and for arguments on the interest part, posted to 18.02.2025.

28	CCP.171/2020	Ananth Nagarajan & Other	M/s. Artha Real Estate Corporation Ltd	Both sides present and submitted that the issue is settled between the parties. For reporting settlement, posted to 11.03.2025.
29	RCP.62/2023	K.S. Aruna Vasumathi	M/s. Alliance Group (Alliance Business parks Pvt Ltd.)	Counsel for complainant absent. Counsel for respondent present and submits that the issue is settled. For reporting settlement or arguments, posted to 21.02.2025.
30	RCP.101/2024	P. Karuppanna Sudhan	M/s. Urbanrise Constructions LLP.,	Complainant party – in – person present. Counsel for respondent present. Respondent made no objection to the amendment petition, hence, amendment petition is allowed. To carry out amendment and for filing APC, posted to 04.03.2025.
31	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	Representing counsel for complainant present. Respondents present. R2 , R2 (i) to R2 (iv) filed counter is recorded. For arguments, posted to 04.03.2025.
32	RCP.119/2023	B. Lakshmi pathi	R1. M/s. Color Home Developers Private Limited., R2. The Branch Manager, Canara Bank	Complainant counsel present. R1 Ex parte. R2 present. R2 documents are marked as Ex.B1 to Ex.B2 is recorded. For arguments, posted to 07.03.2025.

33	I.A.25/2024 in E.P.69/2023	M/s. SSM Builders & Promoters	1. K. Raghuraman 2. R. Swarnalatha	Both sides present and argued which was heard in full. Both sides seek time for filing additional written arguments in the registry within a week from today. Reserved for orders.
34	RCP.109/2024	K.P. Ganesh Rao	M/s. Poomalai Housing Pvt. Ltd.,	Both sides present. Complainant's documents are marked as Ex.A1 to Ex.A22 is recorded. For proof affidavit of the respondent, posted to 11.03.2025.
35	RCP.108/2024	Sornalatha Baburaj	M/s. Mahindra World City Developers Ltd.,	Both sides present. Respondent filed IA No. 63/2024 to set aside ex-parte order. Complainant made no objection to the IA, hence IA is allowed. For counter by respondent, posted to 11.03.2025.
36	RCP.82/2024	1. Richard Gladwin. F 2. Christy Navamani	R1. M/s. Casa Grande Civil Engineering Private Limited R2. M/s. Grace Gated Community LLP	Both sides present. Complainants filed counter to the IA No. 61/2024 for maintainability is recorded. For arguments in IA, posted to 25.02.2025.
37	RCP.154/2024	1. Ravi Shankar. P 2. T.R. Manjula Devi	M/s. CASA GRANDE CIVIL ENGINEERING PRIVATE LIMITED.,	Counsel for complainants absent. Respondent present. M/s. Ganesh and Ganesh, Advocates filed vakalat along with board resolution is recorded. For counter, posted to 11.03.2025.
38	RCP.168/2023	Vinoth Krishnamoorthy	M/s. Casa Grande Homes Pvt. Ltd.,	Both sides present. Complainant filed memo for withdrawal stating that the issue is settled between the parties is recorded. In view of the memo, RCP No. 168 of 2023 is closed as settled.

39	CCP.391/2021	1. T. Meghanathan 2. Usha Meghanathan	R1. M/s. Grace Gated Community LLP R2. M/s. Casa Grande Civil Engg Pvt. Ltd.,	Both sides present and argued in full. Respondents are directed to file similar case citations in the registry. Reserved for orders.
40	E.P.85/2023	S.V.Ramesh	M/s. Emerald Heaven Realty Development Pvt Ltd.,	Counsel for complainant absent. Counsel for respondent present and submits that the CMSA No. 55 of 2024 and CMP. Nos. 18241, 18242 and 18245 of 2024 before the Hon'ble High Court is dismissed and waiting for getting order copy. For production of order copy, posted to 18.03.2025.
41	CCP.326/2021 CCP.327/2021	1. Kavitha 1. Santha	M/s. A. Victory Home	Counsel for complainants present. Counsel for respondent absent. Complainants submitted that the issue is not settled between the parties. For arguments, posted to 28.02.2025 finally.
42	RCP.96/2023	Rajesh Rama Varma	M/s. Dugar Housing Limited.,	Both sides present. Respondent is directed to produce the copy of the carpet area statement pertaining to this project in RERA Registration No. TN/02/Building/0394/2022 dated 06.10.2022. For further arguments, posted to 28.02.2025.