

BEFORE THE TAMILNADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)

PRESENT: DR. L. SUBRAMANIAN, I.A.S (Retd)., MEMBER

ADV. M. KRISHNAMOORTHY, MEMBER

LIST OF CASES HEARD ON 31.01.2025

S.NO	Case. No.	COMPLAINANT (S)	RESPONDENT (S)	ADJUDICATION
1	RCP.156/2023 RCP.157/2023 RCP.158/2023	1. R. Vanaja & Another 1. V. Selvapathy 1. S. Indirani	R1. M/s. Sri Renga Property Developers Private Limited., R2. M/s. Mint homes Limited.,	Representing counsel for complainants present. R1 present. R2 absent. For filing counter of R2, posted to 07.03.2025.
2	RCP.4/2024	1. J. Dayana Mercy 1. L. Andrew Xavier Leonard	R1. V. Divya R2. Dakshin Bhasker R3. M/s. DAV Promoters	Both sides present. Respondent filed proof of service of proof affidavit to the complainants is recorded. Respondent's documents are marked as Ex.B1 to Ex.B13 is recorded. For arguments, posted to 07.03.2025.
3	RCP.33/2024	1. A. Selvaraj Arunachalam 2. Gnanabahirathi Perumal	M/s. Metroline Promoters Pvt. Ltd.,	The counsel for complainants present. Respondent Ex-parte. Complainant's documents are marked as Ex.A1 to Ex.A11 is recorded. For arguments, posted to 11.03.2025.
4	RCP.35/2024	Shwetha Raju	M/s. Pragnya South City Projects Private Limited	Representing counsel for complainant present. Counsel for respondent present. Respondent already filed IA to receive additional documents. Complainant made no objection to the IA, hence IA is allowed. For additional proof affidavit of the respondent, posted to 11.03.2025.

5	RCP.131/2024	P. Manjula Krishna	M/s. Akshaya Pvt. Ltd.,	Representing counsel for complainant present. Counsel for respondent present. Complainant seeks time for filing proof affidavit. For proof affidavit of the complainant, posted to 11.03.2025.
6	RCP.136/2024	1. K. Srinivasan 2. S. Nirmal kumar	M/s. Urbanrise Construction LLP.,	Both sides absent. On previous hearing also both sides called absent. For dismissal of the complaint, posted to 14.03.2025.
7	RCP.138/2024	Ramya Gayathri Chandrasekaran	R1. M/s. Buoyant Technology Constellations Pvt. Ltd., R2. M/s. Mantri Developers Pvt. Ltd.,	Both sides present. Complainant filed proof of service of private notice to R1 is recorded. Mr. Krishna Dath M, Counsel for IRP filed vakalat for R1 is recorded. M/s. Chandramouli Prabhakar, Advocates filed vakalat for R2 is recorded. R1 filed memo stating that the company was admitted into CIRP by the Hon'ble NCLT. R1 is directed to send the copy of the memo to the complainant through post by RPAD. For counter of R2 and for reporting status of R1, posted to 11.03.2025.
8	RCP.139/2024	Roshan. S	M/s. Amudham Housing Properties India Private Limited.,	Complainant party in person present. Respondent called absent. Complainant filed proof of service of private notice to the respondent is recorded. For treating ex-parte, posted to 11.03.2025.
9	E.P.57/2024	SUBASHINI THULASIRAM	M/s. SPR & RG Constructions Pvt. Ltd.,	Representing counsel for execution petitioner present. Respondent present. Respondent submits that he had come with the proposal of settlement but the complainant had refused it. For filing compliance affidavit by respondent, posted to 07.03.2025 finally.
10	RCP.124/2022 RCP.125/2022	1. M.N.Dheenadhayalan 1. D.D. Kamakshi	R1. M/s. JBM Homes Pvt. Ltd., R2. M/s. JBM Selters Pvt Ltd.,	Both sides present. Compliance report filed by the respondents is recorded. For arguments on the affidavit submitted by R1 and R2, posted to 11.03.2025.

11	RCP.118/2023	Vijay Raghavan Rajagopalan	M/s. Sree Amitra Infra Technologies.,	Both sides present. Complainant seeks time to carry out amendment and filing amended petition copy. To carry out amendment and for filing amended petition by the complainant, posted to 04.03.2025.
12	RCP.51/2023 RCP.52/2023 RCP.53/2023	1. Ram Balasubramani Manohar 2. Vidya Ram Manohar 1. Ram Balasubramani Manohar 2. Vidya Ram Manohar 1. Ram Balasubramani Manohar 2. Vidya Ram Manohar	M/s. Amar Prakaash Developers Private Limited., Ex-parte	Counsel for complainants present. Respondent absent. Complainants are directed to take private notice to the IRP Counsel. For filing proof of service of private notice to the IRP Counsel, posted to 14.03.2025.
13	RCP.164/2024	Velumani Subramanian	M/s. St. Angelo's VNCT Ventures LLP.,	Both sides present. M/s. Thirumalai Raja, Advocates undertakes to file vakalat for the respondent is recorded. For vakalat and counter, posted to 14.03.2025.
14	RCP.165/2024	1. C.G. Krishnamurthi 2. Gomathi Krishnamurthi	M/s. Akshaya Private Limited.,	Counsel for complainants present. Respondent absent. Complainants are directed to take private notice to respondent. For filing proof of service of private notice to respondent, posted to 14.03.2025.
15	RCP.166/2024	J.B. Iruthayaraj Pragash	M/s. Dawning Developers LLP.,	Both sides present. M/s. Ganesh and Ganesh, Advocates filed vakalat for the respondent along with board resolution is recorded. For filing counter, posted to 14.03.2025.

16	E.P.73/2024	P. Jai Narayanan Raj	M/s. True Value Homes Estates Chennai Pvt. Ltd.,	Counsel for order holder present. Respondent absent. Order holder is directed to take private notice to the respondent. For filing proof of service of private notice to the respondent by the order holder, posted to 04.03.2025.
17	E.P.74/2024	A. Sittrarasu	M/s. State Bank of India Officers' Association Chennai Circle (SBIOACC),	Petitioner party in person present. Respondent absent. Petitioner is directed to take private notice to the respondent. For filing proof of service of private notice to the respondent by petitioner, posted to 14.03.2025.
18	E.P.75/2024 E.P.76/2024 E.P.77/2024 E.P.78/2024 E.P.79/2024 E.P.80/2024	1. R. Sritheran 1. P. Arunkumar 1. R. Prasad 1. Nalini Prasad 2. M. Karthikeyan 1. K.P. Neelakandan 1. Amarnath Shanmugam	M/s. State Bank of India Officers' Association Chennai Circle (SBIOACC).	Counsel for petitioners present. Respondent absent. Petitioners are directed to take private notice to the respondent. For filing proof of service of private notice to the respondent by petitioners, posted to 14.03.2025.
19	E.P.81/2024	Twinkle Preethi Sivakumar	M/s. Alliance Villas Pvt Ltd.,	Counsel for order holder present. Respondent absent. Order holder is directed to take private notice to the respondent. For filing proof of service of private notice to the respondent by order holder, posted to 14.03.2025.
20	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 had died. The counsel for Respondent/complainant is directed to produce the death certificate of respondent/complainant, legal heir certificate along with IA and also should serve the copies of the same to the applicant/respondent. For production of death certificate of respondent/complainant, legal heir certificate along with IA, posted to 04.02.2025.

21	RCP.135/2024	Sathish Kumar Sankaran	R1. M/s. Casagrand Millenia Private Ltd., R2. M/s. Casagrand Vistaaz Private Ltd.,	Counsel for complainant absent. Respondents present. M/s. Ganesh and Ganesh filed vakalat for the respondents along with board resolution is recorded. For filing counter, posted to 14.03.2025.
22	RCP.140/2024	Deepika Bose	M/s. Beauty Etoile Private Limited	Both sides present. Respondent seeks time for filing vakalat and counter. For filing vakalat and counter, posted to 07.03.2025 finally.
23	RCP.141/2024	1. Asit Kumar Padhi 2. Namita Padhi	M/s. Casa Grande Homes Private Limited.,	Both sides present. M/s. Ganesh and Ganesh, Advocate filed vakalat for respondent along with board resolution is recorded. For filing counter, posted to 14.03.2025.
24	RCP.65/2023	Senthilnathan Manickam	M/s. Casa Grande Builder Private Limited.,	Complainant counsel absent. Respondent counsel present and submitted that they are ready to settle the issue. The respondent is directed to send the proposal of settlement to the complainant. For reporting settlement or arguments, posted to 11.03.2025.
25	CCP.282/2021 CCP.286/2021 CCP.288/2021	1. R. Chandrasekaran 1. Sathya Amirtha 2. Krishna Ayathu 1. G. Ravichandran 2. P. Krishnaveni	M/s. Casa Grand Civil Engineering Pvt ltd.,	Both sides present. Respondents seek time for arguments, For arguments, posted to 11.03.2025.

26	RCP.85/2022 RCP.86/2022 RCP.87/2022 RCP.88/2022 RCP.89/2022 RCP.90/2022 RCP.91/2022	1. Sriram Krishnamurthy 1. S.Anand & S. Prema 1. S.Padma & T. Arumuga Perumal 1. Monika Rajshree Yuvaraj 1. Abdul Rahman 1. S.Ravishankar & Akila Ravishankar 1. R.Sathish Kumar & R. Anupama	M/s. Casa Grande Civil Engineering Pvt.Ltd.,	Both sides present. Complainants again seek time for arguments. For arguments, posted to 14.03.2025.
27	CCP.361/2021 CCP.362/2021 CCP.363/2021 CCP.366/2021	1. Aruna Ramakrishnan 1. G. Varun Kumar 2. R. Akila 1. B. Haganesh 1. K. Sunil 2. Sounmya. P.P	R1. M/s. Hallmark Infrastructure Pvt Ltd R2. M/s. Hallmark Living Space Pvt Ltd.,	Both sides present. R1 filed affidavit along with order copy stating that the company is under liquidation. Posted to 28.03.2025.
28	RCP.35/2023	1. A.N. Sridharan 2. Chitra Sridharan	M/s. Ozone Projects Pvt. Ltd.,	Both sides present. Proof affidavit filed by the respondent is examined as RW-1 with no documents is recorded. Respondent also filed memo of cost is recorded. For arguments, posted to 14.03.2025.
29	RCP.172/2023	K. Pallavi	M/s. Selene Estate Limited.,	Complainant Party – In – Person present. The counsel for respondent present. Complainant made arguments is recorded. Respondent seeks time for filing written argument and arguments. For filing written arguments and arguments by respondent, posted to 14.03.2025.

30	CCP.49/2022 CCP.73/2022 CCP.74/2022 CCP.75/2022	1. Venkatesh Chathalavada 1. Vinayagam Sudhakar 2. Geethalakshmi Rangasamy 1. Sankaranarayanan 2. Gayathri Mahadevan 1. B.K. Priyanka	M/s. Ozone Projects Pvt. Ltd	Both sides present. In all the cases, complainants filed written arguments is recorded. Respondent seeks time for arguments. For arguments, posted to 07.03.2025.
31	CCP.67/2023	1. Shyamsundar 2. Suja	M/s. Ozone Projects Pvt. Ltd	Both sides present. Complainants seek time for filing proof affidavit. For filing proof affidavit of the complainants, posted to 07.03.2025.
32	RCP.137/2024	S. John Vijayakumar	R1. M/s. Marg Properties Limited, R2. M/s. New Chennai Township Pvt. Ltd.,	Both sides present. Counter filed by the respondents is recorded. For proof affidavit of the complainant, posted to 11.03.2025.
33	E.P.54/2024	1. Suresh C S 2. Ramadevi	M/s. MARG Properties Limited.,	Both sides present. Written arguments filed by the respondent is recorded. Heard both sides. Reserved for orders.
34	E.P.55/2024 E.P.56/2024	1. Kannan. G 1. Sathiyarayanan R	M/s. Akshaya Pvt. Ltd.,	Counsel for execution petitioner present. Counsel for respondent absent. For filing compliance affidavit by the respondent finally, posted to 11.03.2025. Counsel for execution petitioner present. Counsel for respondent absent. For filing compliance affidavit by the respondent finally, posted to 11.03.2025.

35	CCP.373/2021	1. Taher Asgar Ali 2. Tasneem Taher Ali	M/s. IVR Hotels and Resorts Ltd.,	Both sides present. Memo filed by the complainants stating that the issue is settled between the parties is recorded. In view of the memo, the CCP No. 373 of 2021 is closed as settled.
36	CCP.59/2021 CCP.212/2021 CCP.213/2021 CCP.223/2021	1. Krishnan Venkataraman 2. Vaidehi Krishnan 1. Venkat Sundararajan 2. Lakshmi Venkataraman 1. Varakur Srinivasan Ramana 2. Jayashree Ramana 1. Venkatesh Rathnam	R1. M/s. IVR Hotels & Resorts Ltd., R2. M/s. Palladium Infrastructure Projects Ltd	Both sides present. In CCP No. 59 of 2021, memo filed by the complainants stating that the R2 has settled the payment and also prays to dispense R2 from the proceedings in CCP No. 59 of 2021. R2 also submits that in CCP Nos. 212, 213, 223 of 2021 the settlement talks are going on between the parties. Complainants want to proceed further with R1 in all the cases. R1 submitted that already the issue been settled between R2 and the complainants in CCP No. 59 of 2021, hence there is no question of further demand from R1, hence R1 seeks dismissal of the complaint in CCP No. 59 of 2021. For arguments, posted to 21.03.2025.
37	CCP.61/2021 CCP.62/2021	1. P. Rajendran 1. Banumathi	R1. M/s. Arul Constructions R2. M/s. land Marvel Homes	Both sides present. In both the cases, M/s. Sathymoorthy, Advocates filed change of vakalat for R1 is recorded. R1 filed IA for set aside the ex-parte order for R1 is recorded. Complainants made no objection to the IA. R2 is directed to file counter to the IA if any. Complainants submitted that they want to implead the bank as party. For filing IA to implead the proposed respondent and arguments in the IA No. 48 of 2023 and 49 of 2023, posted to 07.02.2025.
38	CCP.248/2019 CCP.344/2019 CCP.293/2021 CCP.294/2021	1. R. VijayaKumar 1. Jagadeesan 1. Nagaraghukiran Penujuri 1. Dinesh Prabhu 2. Sweetali Prabhu	R1. M/s. Arul Constructions R2. M/s. land Marvel Homes	Both sides present. In CCP Nos. 248, 344 of 2019 and CCP No. 293 of 2021, M/s. Sathymoorthy, Advocates filed change of vakalat for R1 is recorded. Complainants submitted that they want to implead the bank as party. For filing IA to implead the proposed respondent, posted to 07.02.2025.

39	E.P.39/2024	M. Rajasekar	M/s. Vijay Raja Homes Pvt. Ltd.,	Petitioner Party – In – Person present. The counsel for respondent present. Respondent/debtor filed memo stating that they have preferred to file an appeal before the TNREAT. Respondent/debtor seeks time. Posted to 21.02.2025.
40	RCP.17/2024 RCP.18/2024 RCP.19/2024 RCP.20/2024	M/s. Phoenix Serene Spaces Private Limited	P. G. Aananth,	The counsel for the complainants present. Respondent already treated as ex-parte. Complainants made arguments which is heard in full. Complainants are directed to file written arguments. For filing written arguments by complainants, posted to 11.03.2025.
41	RCP.166/2023	S. Geethakrishnan	M/s. Brigade Enterprises Ltd.,	Both sides present. Complainant made arguments which was heard in full. Written arguments filed by the complainant is recorded. Respondent seeks time for arguments. For arguments by respondent, posted to 28.02.2025.
42	CCP.192/2021	R. Venkata Subramanian	M/s. VGN Projects Estates Pvt. Ltd.,	Counsel for complainant absent. Respondent present. Respondent filed Memorandum of Understanding along with authorization letter is recorded and submits that the issue is settled between the parties before the District Consumer Redressal South Chennai Forum. Respondent is directed to take private notice to the complainant. For appearance of complainant, posted to 04.03.2025.
43	RCP.121/2022	G. Kokila	R1. M/s. ABC (Inida) International R2. M/s. Real Value Promoters Pvt. Ltd.,	Counsel for complainant present. R1 absent. R2 absent. For written arguments of R1 and status report of NCLT by R2, posted to 21.03.2025.

44	RCP.165/2022	G.H. Shah	R1. M/s. Sylvanus Builders and Developers Ltd R2. M/s. Pacifica (Chennai Project) Infrastructure Pvt Ltd	Both sides present. M/s. Anil Relwani, Advocates filed change of vakalat for the respondents along with board resolutions is recorded. Complainant seeks time for arguments. Respondents seek time for filing additional written arguments. For arguments by complainant and for filing additional written arguments by respondents, posted to 21.03.2025.
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