

**BEFORE THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)**

**PRESENT: THIRU.SUNIL KUMAR, I.P.S.,(Retd)**

**Chairperson (i/c)**

**Calling: 03.00 P.M**

**LIST OF CASES HEARD ON 03-07-2024**

<b>Sl.N o.</b>	<b>Complaint No.</b>	<b>Name of the Complainant</b>	<b>Name of the Respondent</b>	<b>Proceedings</b>
1	E.P.No.29/2023 in C.No.291/2019	Colonel C.M. Unnithan	Army Welfare Housing Organisation (AWHO) Represented by its Managing Director	Representing Counsel for the Execution Petitioner present. Respondent absent. Posted to 07.08.2024 for submitting orders of the Hon'ble High Court of Madras.
2	C.No.134/2023	1) Thiru Michael Jackson Dhassiah 2) Tmt. Merrill Austin	1) M/s. Lokaa Developer Private Limited 2) Thiru L.K. Sudhish 3) Tmt. S. Poornajothi	Complainants absent. Respondent-1 absent The Counsel for the landowner Respondents-2 & 3 present and filed counter which is recorded. The Complainants are directed to effect private notice to Respondent-1. Posted to 14.08.2024 for private notice to the 1st Respondent by the Complainant and to file affidavit of service.

3	C.No.136 to 138 of 2023	M/s. Mahindra World City Developers Ltd. Represented by its Authorised Signatory Thiru KK. Viswanathan	Tmt. Indra Priyadarshini Loganathan C.No.136/2023 Thiru Anandraj Moovendran C.No.137/2023 Thiru Prabal Mittal C.No.138/2023	The Counsel for the Complainant present. The Respondents-2 & 3 absent. The proof Affidavit of private notice served on the Respondents-2 and 3 by the Complainant is recorded. The notice to Respondent-2 in C.No.137 of 2023 has been returned undelivered with endorsement as "Door locked". In respect of Complaint in C.No.138 of 2023, notice to Respondent-3 has been returned undelivered with endorsement as "incomplete address". The written argument filed by the Complainant in respect of C.No.136/2023 is recorded. Posted to 14.08.2024 for paper publication by the Complainant in respect of C.No.137 & 138 of 2023.
4	E.P.No.19/2021 in C.No.001/2020	Thiru K. Balasubramaniyan	1) M/s. G.K.S. Technology Park Pvt. Ltd.& 5 Others	The Execution Petitioner absent. The Counsel for the Respondents-3 & 4 present All other Respondents absent. Posted to 11.09.2024.
5	E.P.No.003/2024 in C.No.146/2022	1) Dr.Preethi 2) Thiru Arjun Ramesh Iyer	M/s. Ozone Projects Pvt. Ltd. Rep. by its Managing Director, Thiru Vasudevan	The Counsel for the Execution Petitioners present. The Counsel for Respondent present At the request of the Respondent Counsel posted to 10.07.2024 for reporting compliance.
6	E.P.No.006/2024 in C.No.101/2021	Srimathi Sundaravalli Memorial Nagar Flat owners Association	M/s. SSM Builders & Promoters Represented by its Partners Tvl.(1) K. Santhanam, (2) V. Mani, (3) N.V.S. Srirengarajan, (4) M. Karthikeyan & (5) K. Selvakumar	The Counsel for the Execution Petitioner present.  The Counsel for Respondents present Posted to 24.07.2024 for filing Counter finally at cost Rs.2,500/- to be paid to the Complainant. No more dates.

7	E.P.No.007/2024 in C.No.133/2022	Tmt. Geetha Kesavan Kartha	M/s. VGN Projects Estates Pvt. Ltd. (Formerly known as M/s. VGN Developers Pvt. Ltd.) Represented by Directors	The Counsel for the Execution Petitioner present. Respondent absent. The Counsel for the Execution Petitioner briefed about the issue of private notice. Posted to 28.08.2024 for private notice and proof of private notice finally by the Complainant. No more dates.
8	C.No.144/2020	Thiru S. Satheesh Kumar	1) Thiru P.V. Raju 2) M/s. Green Valleys Shelters (P) Ltd. Represented by its Managing Director Thiru K.R. Thirumuruhan	The Counsel for the Complainant present. Respondent absent. Posted to 14.08.2024 finally for filing documents at cost of Rs.2500/- to be paid to the Complainant. No more dates.
9	C.No.132/2022	Thiru Ravikumar R.	Thiru M. Arun Kumar, Managing Director of M/s. Casa Grande Civil Engineering Pvt. Ltd M/s. Casa Grande Axiom Pvt. Ltd.	Complainant party in person present. The Counsel for the Respondent present. The counter filed by the Respondent is recorded. Posted to 31.07.2024 for parties to submit written arguments and both sides shall exchange their written arguments on or before 24.07.2024 so as to complete the oral arguments on 31.07.2024.
10	C.No.64/2023	Thiru R. Sivakumar	M/s. Vijay Raja Homes Pvt. Ltd. Represented by its Managing Director Thiru M.R. Chendilnathan	Counsel for Complainant present. Respondent absent. Pleadings have been completed. Posted to 21.08.2024 for arguments finally on the compliance of expert report. No more dates.
11	C.No.146/2023	1) Tmt. Suganthi Ravi 2) Thiru Ravi Iyengar	M/s. Code Represented by its Partner, Krithika Subramanian	The Counsel for the Complainants present The Counsel for Respondent present and filed a Memo for payment of cost Rs.2500/- which is recorded. The parties report of impending settlement. Posted to 07.08.2024 for report settlement or Counter finally. No more dates.

12	E.P.No.001/2024 in C.No.17 of 2023	Vetri Nagar Rich Land (Sulur) Members Welfare Association – Salem East Represented by its Secretary, Thiru N. Raja	1) M/s. Vetri Nagar Real Estate India Pvt. Ltd. Represented by its Director, Thiru G. Srinivasan 2) Thiru G. Srinivasan, Director M/s. Vetri Nagar Real Estate India Pvt. Ltd	The Counsel for the Execution Petitioner present. The representing Counsel for Respondents present and filed a copy of the Orders of the Hon'ble High Court in CMSA No.1/2024 wherein the Hon'ble High Court has referred the matter to Mediation Centre. At the request of the parties posted to 25.09.2024.
13	E.P.No.002/2024 in C.No.138/2021	Thiru K.S. Nethranandam	M/s. Jain Housing and Constructions Ltd. Rep. by its Managing Director	The Counsel for the Execution Petitioner present. The Counsel for Respondent present. Posted to 31.07.2024 for Compliance by the Respondent.
14	C.No.012/2024	Tmt. Usha Raman	M/s. Green Choice Construction Company pvt. Ltd. Represented by its Chairman, Thiru P.R. Earnarst	The Counsel for the Complainant present The Counsel for the Respondent present and files counter with cost paid to the Complainant is recorded. Posted to 30.08.2024.

15	C.Nos.39, 46, 74 to 78 & 82 to 85/2024	1) 2) K. Senthil Kumar S. Kalpana & Others	1) M/s. Rajkham Infa Private Limited Represented by Thiru Arumugam 2) M/s. Shriram Housing Finance Limited Rep. by Authorised Signatory (All C.Nos. except 39 & 46/2024)	<p>The Counsel for Complainants present.</p> <p>The Counsel for the Respondent-1 present</p> <p>The Counsel for the Respondent-2 present</p> <p>The Counsel M/s.Arun G for Respondent-1 filed vakalat in respect of all Complaints which is recorded.</p> <p>The Counsel M/s.V.Balasubramian for Respondent-2 filed vakalat in respect of Complaints in C.Nos.74 to 78 and C.Nos.82 to 85 of 2024 which is recorded.</p> <p>The Counsel for the Complainants in C.Nos.39/2024 and 46/2024 have filed impleading petitions which have been numbered as I.A.No.26 &amp; 29 of 2024 to implead the proposed Respondent-2 in which notice ordered for Responent-2.</p> <p>The Counsel for Respondent-2 filed IAs for maintainability in respect of Complaints in C.Nos.74 to 78 and C.Nos.82 to 85 of 2024 along with typed set documents.</p> <p>At the request of the Counsel for Respondent-1 posted to 24.07.2024 for filing counter finally at cost of Rs.2500/- to be paid for each of the Complainants. No more dates.</p> <p>In respect of the IAs filed by the Respondent-2 for maintainability, the Complainants and Respondent-1 shall file counter by 24.07.2024 finally.</p> <p>The Respondent-2 shall maintain status quo till disposal of the complaints.</p>
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16	E.P.No.34/2023 in C.No.222/2021	Casagrاند Smart Town Buyers & Owners Association	1) M/s. Casa Grand Civil Engineering Pvt. Ltd. 2) M/s.Grace Gated Community LLP	The Counsel for the Execution Petitioner present.  The Counsel for Respondents present  The Counsel for Execution Petitioner filed objection memo to the compliance affidavit filed by the Respondent. The Additional Director-II of TNRERA shall visit the project site on or before 14.08.2024 to ascertain the completion of compliance of the orders of this Authority and submit report on or before 21.08.2024. Posted to 21.08.2024.
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17	C.No.119/2023	Pearl Beach Plot Owners Welfare Association Represented by its Secretary Tmt. Pushpavalli Suresh Babhu	1) M/s. Pearl Beach Promoters Pvt. Ltd. Represented by its Director Thiru Mohamed Aslam 2) Thiru Mohamed Aslam Rafeeka Director of M/s. Pearl Beach Promoters Pvt. Ltd. 3) Thiru Mohamed Idris Director of M/s. Pearl Beach Promoters Pvt. Ltd. 4) Thiru Aslam Abdul Hadhi Director of M/s. Pearl Beach Promoters Pvt. Ltd. 5) Thiru Faizal Ashraf Mohammad Director of M/s. Pearl Beach Promoters Pvt. Ltd. 6) M/s. Pearl Beach A Partnership Firm Represented by its Managing Director Dr. T. Ramesh	Counsel for the Complainant present. Respondents-1 to 5 absent Counsel for Respondent-6 present and filed Counter on the IA is recorded. Posted to 31.07.2024 for Counter by Respondents-1 to 5 on the IA finally. No more dates.
18	Memo in SR No.242/2024 in E.P.No.33 of 2023 in C.No.73 of 2022	Thiru J. Yoganandan	M/s. Annai Builder Real Estate Pvt. Ltd., Represented by the Managing Director	Complainant party in person present Respondent absent. Notice delivered, still remained absent, hence treated as ex-parte. At the request of the Complainant, posted to 24.07.2024 for written arguments by the Complainant.

19	E.P.No.52 of 2023 in C.No.216 of 2021	Thiru A.G.Ranganathan	M/s. Selene Estates Limited Represented by its Authorised Signatory Thiru G. Natarajan	The Counsel for the Execution Petitioner present The Counsel for Respondent present and filed Counter with cost paid to the Execution Petitioner which is recorded. Reserved for orders.
20	E.P. No.20/2024 in C.No.33/2021	1) Thiru Deepu Babu Abraham 2) Tmt. Shally Deepu Abraham	1) M/s. Ozone Homes Pvt. Ltd. Rep. by Thiru K. Krishnan 2) The Authorised Officer, HDFC Ltd.	Counsel for Complainants present Counsel for Respondent present At the request of the counsel for Respondent posted to 07.08.2024 finally. No more dates.
21	SR No.376/2024 in E.P.No.15/2022 in C.No.123/2020	Thiru Srinivasan Govindarajan	M/s. Casa Grande Shelter LLP Represented by its Managing Partner Thiru M.N. Arun	The Counsel for the Execution Petitioner present Respondent absent. The Counsel for the Execution Petitioner filed written arguments along with citations which is recorded. Arguments heard. Posted to 07.08.2024 for orders on the maintainability.
22	E.P.No.50/2023 in C.No.62 of 2022 and E.P.No.51/2023 in C.No.89/2022	Tvl. Somya Preeti Jena E.P.No.50/2023 in C.No.62/2022 Tvl. Biswabhusan Prusti & Namita Sahu E.P.No.51/2023 in C.No.89/2022	M/s. Selene Estates Limited Represented by its Authorised Signatory Thiru G. Natarajan	The Counsel for the Execution Petitioners present. The Counsel for Respondent present. In respect of EP No.50/2023, the Counsel for Respondent submit that the matter is towards settlement and request time for one month to inform that the Complainant is way forward so as to complete the settlement process in a period of 6 months. Posted to 07.08.2024. In respect of EP No.51/2023, the Counsel for Respondent submits that they have provided all the documents required to show the handing over of the maintenance to the association. Posted to 07.08.2024 for confirmation of the same by the Complainant.



23	C.No.30/2023	K.S. Venkataramani & 8 Others	M/s. Radiance Realty Developers India Ltd. & 31 Others	<p>The Counsel for Complainants present.</p> <p>The Counsel for 1st Respondent present.</p> <p>The Complainant Counsel submits objection to the report filed since the Respondent has not served the copy of the report, the same shall be obtained from the Counsel for the Respondent.</p> <p>The Respondent shall ensure that on ground in the project, the situation of the project should be as it has been approved in the planning permission.</p> <p>Posted to 25.09.2024 for arguments finally.</p>
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24	C.No.60/2023	M/s. BPCL Staff Residence Welfare Society Rep. by its Secretary, Tiru Ezhilan	M/s. Lakshmi Royal Home Constructions Represented by its Partner, Thiru P. Nithin & 7 Others	<p>The Complainant Society has filed an Affidavit along with typed set documents wherein they have shown 19 Nos. of Allottees indicating respective flat Nos. on the basis of proof of construction agreement and other payment receipts.</p> <p>2. On 02.07.2024, in the earlier hearing, the Counsel for the Complainant reported before this Authority that there are 20 Nos. of Allottees who are facing attachment of their respective flats under SARFAESI proceedings initiated by the 5th Respondent.</p> <p>3. The representation of the Complainant on that day very much contravenes the Affidavit dated 03.07.2024.</p> <p>4. This Authority expresses great displeasure for the misrepresentation of the Complainant and imposes a cost of Rs.2,500/- on the Complainant on the basis of the Affidavit filed on 03.07.2024 by the Complainant Society.</p> <p>5. The Authority observing the decision held in the case of Union Bank of India vs. Rajasthan Regulatory Authority as held by the Hon'ble Supreme Court of India hereby restrains the 5th Respondent from auctioning the following flat Nos. till further orders from this Authority.</p> <p>Sl.No. Flat No. Name of the person</p> <ol style="list-style-type: none"> <li>1. A-401 Bharathwaj N</li> <li>2. A-503 Ganesh Sivasubramaniam &amp; Chithra Ramasubramaniam</li> <li>3. A-504 T.V.Pandiyan</li> <li>4. A-701 E.Raju &amp; R. Karpagam</li> </ol>
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