

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 04-04-2024

Sl.No.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1	140/2023	VGN Tranquil Flat Owners' Association	1) VGN Homes Pvt. Ltd. & 2) VGN Southern Avenue Flat Owners Association	The Counsel for the Complainant present The 2nd Respondent party in person present Notice to the 1st Respondent served, but remained absent and hence treated as ex-parte. However, he shall produce the authorization letter for presenting them. Posted to 05.06.2024 for Counter by the 2nd Respondent.
2	141/2023	Prachin Tie Up (P) Ltd.	SPR & RG Construction (P) Ltd.	The Counsel for the Complainants present. The Counsel for the Respondent present. Posted to 05.06.2024 for filing Counter by the Respondent.
	142/2023	Monitor Commercial (P) Ltd.		
3	143/2023	Khusboo Hiren Kapadia	Ozone Projects Pvt. Ltd.	The Counsel for the Complainant present The Counsel M/s. Chandramouli Prabhakar for the Respondent present and filed vakalat along with Affidavit which is recorded. Posted to 05.06.2024 for Counter by the Respondent.

4	144/2023	Dr. Arvind Chander	Casa Grande Coimbatore LLP	<p>The Counsel for the Complainant present</p> <p>The Counsel M/s. Ganesh and Ganesh for the Respondent present and filed vakalat along with Board Resolution which is recorded.</p> <p>The Respondent is restrained from carrying out further conveying till disposal of C.No.144/2023.</p> <p>Posted to 05.06.2024 for Counter by the Respondent.</p>
5	145/2023	<p>1) G. Latha</p> <p>2) D. Giri</p>	Casagrاند Builders Pvt. Ltd.	<p>The Counsel for the Complainant present</p> <p>The Counsel M/s. Ganesh and Ganesh for the Respondent present and filed vakalat along with authorization letter for change of name which is recorded.</p> <p>Posted to 05.06.2024 for Counter by the Respondent.</p>
6	002/2024	<p>1) M/s. Bharath Lajhna Multi State Housing Co-op. Societies Ltd., Represented by its President & 4 Others</p>	<p>1) The Chairman and Managing Director M/s. Ten Square Realty Private Limited & 2 Others</p>	<p>The Counsel for the Complainant present</p> <p>The Counsel M/s.A.R.Karunakaran for the Respondents-1 to 3 present and filed vakalat which is recorded.</p> <p>Posted to 05.06.2024 for Counter by the Respondents.</p>
7	146/2023	Mrs.Suganthi Ravi	M/s.Code	<p>The Counsel for the Complainant present</p> <p>Respondent absent</p> <p>Notice on the Respondent returned undelivered with endorsement "Left without instruction".</p> <p>Posted to 05.06.2024 for private notice to the Respondent.</p>

8	139/2023	Tvl.S.Venkateshwaran & 5 Others	1)M/s.Shriprop structures Pvt.Ltd. & 2 Others	<p>The Counsel for the Complainants present</p> <p>The Counsel M/s.Leela and Co. for 1st Respondent filed vakalat which is recorded.</p> <p>Notice to Respondents-2 & 3 served, but remained absent and hence treated as ex-parte.</p> <p>The Counsel for the Complainant prayed for dispensing of 3rd Respondent for which he shall submit prescribed petition.</p> <p>Posted to 17.04.2024 for Counter by the 1st Respondent.</p>
9	147/2023	Mustafa Sherif	1)Ramky Wavoo Developers (Pvt) Ltd., 2)Corniche Flat Owners Association Egmore	<p>The Counsel for the Complainant present</p> <p>The Counsel M/s. Mohammed Fayaz for 1st Respondent present and filed vakalat which is recorded.</p> <p>Notice on the 2nd Respondent delivered but remained absent and hence treated as ex-parte.</p> <p>Posted to 05.06.2024 for Counter by the 1st Respondent.</p>
10	001/2024	1) Thiru P. Nagarajan 2) Thiru K.P. Loganathan	M/s. Manju Foundations Private Limited Represented by Vidhya	<p>The Counsel for the Complainants present</p> <p>The Counsel M/s. Sarvabhauman Associates for Respondent present and undertook to file vakalat.</p> <p>The Respondent is restrained from conveying any part of land which has been disputed by the Complainant till the Counter Affidavit is filed.</p> <p>Posted to 12.06.2024 for filing Vakalat and Counter by the Respondent.</p>

11	003/2024	Shivkumar Mahalingam	1)Poomalai Housing Pvt. Ltd. 2)V.Murugan 3)Deepa Murugan 4)M/s.Alpha Beta Developers 5)M/s.Brios Properties Private Limited. 6)S.Balasubramanian 7)S.M.Kumar	The Counsel for the Complainants present The Counsel M/s. Ganesh and Ganesh for Respondents-1 to 3 present and filed vakalat which is recorded. The Counsel Mr.R.Saravanakumar for 7th Respondent present and undertook to file vakalat. Notice to Respondents-4 to 6 delivered, but remained absent and hence treated as ex-parte. Posted to 26.04.2024 for filing Counter by the Respondents-1 to 3 and for Vakalat and Counter by Respondent-7.
	004/2024	N. Mohan		
	005/2024	K.P. Ganesh Rao		
	015/2024	Umaa Badrinarayanan		
	016/2024	K.S.Ranga Rao		
	017/2024	R.Jyothi		
	018/2024	S.Sainathan		
12	E.P.No.50/2023 in C.No.62/2022	Somya Preeti Jena	M/s. Selene Estate Limited Represented by its CEO, Thiru Prakasam Jagan	The Counsel for the Execution Petitioners present The Counsel M/s. R.Prithviraj Pandian for Respondent present and filed vakalat which is recorded. Posted to 05.06.2024 for filing Compliance Affidavit by the Respondent.
	E.P.No.51/2023 in C.No.89/2022	1)Biswabhusan Prusti 2) Namita Sahu		
13	E.P.No.52/2023 in C.No.216/2021	A.G. Ranganathan	M/s. Selene Estate Limited Represented by its CEO, Thiru Prakasam Jagan	The Counsel for the Execution Petitioner present The Counsel M/s. R.Prithviraj Pandian for Respondent present and filed vakalat which is recorded. Posted to 05.06.2024 for filing Compliance Affidavit by the Respondent.
14	E.P.No.53/2023 In C.No.152/2022	Thiru T.G. Parthasarathy	M/s. Land Mark Constructions Rep. by its Proprietor, Thiru T. Udaykumar	The Counsel for the Execution Petitioner present The Counsel M/s. S.Ramesh for Respondent present undertook to file vakalat which is recorded. Posted to 26.04.2024 for filing Compliance Affidavit by the Respondent.
15	E.P.No.54/2023 In C.No.143/2020	Thiru Thiru K.R. Anantharaman	Thiru Y. Gangadhar Managing Director M/s. Ananyakrishnaa Constructions Pvt. Ltd.	The Counsel for the Execution Petitioner present The Counsel M/s.Waraon & Sairams for Respondent present undertook to file vakalat which is recorded. Posted to 26.04.2024 for filing Compliance Affidavit by the Respondent.

16	E.P.No.55/2023 In C.No.88/2022	Thiru K.Shiva Sai	M/s. Radiance Realty Developers India Limited Represented by its Managing Director/ Chief Executive Officer & 2 Others	The Counsel for the Execution Petitioner present The Counsel M/s. Arun C. Mohan for 1st Respondent present and filed vakalat along with Board Resolution which is recorded. He also undertook to file vakalat for Respondent-2. Notice served to Respondent-3 but remained absent and hence treated as ex-parte. Posted to 26.04.2024 for filing Compliance Affidavit by the Respondents.
17	E.P.No.56/2023 In C.No.102/2022	Thiru C. Rajmohan Plot No.10A, Ranga Nagar Moulivakkam, Chennai-600 125.	M/s. Dawning Developers LLP	The Counsel for the Execution Petitioner present The Counsel for Respondent present. The Counsel for the Execution Petitioner wishes to withdraw the Execution Petition as settlement has been reached between two parties. The Execution Petition is disposed of as settled.
18	006/2024 007/2024 008/2024 009/2024 010/2024 011/2024	Manali Benefit fund Ltd 1.C.Dinesh Kumar 2.C.Sathish Kumar R.Dilli Babu C.Kothandaraman 1.Anjali Devi (Deceased) 2.K.R.Ramakrishnan T.M.Arjun (Deceased) 1.A.Indirakumari 2.A.Deevya 3.A.Deenadayalan	M/s.Sekar Constructions	The Counsel for the Complainants present The Counsel M/s. S.Rajendran for Respondent present and undertook to file vakalat which is recorded. Posted to 05.06.2024 for filing vakalat and Counter by the Respondent.

19	012/2024	Usha Raman	Green Choice Construction.co.pvt.Ltd.	The Counsel for the Complainant present Respondent absent Notice to the Respondent returned undelivered as "Left". Posted to 26.04.2024 for private notice to the Respondent.
20	013/2024	Evernest Industrial Park Private Limited	1.Bhoomi and Building Private Limited 2.M/s. Network Infra Buildcon Private Limited	The Counsel M/s.G.Vivekanand for the Complainant present and undertook to file vakalat and revised petition. The Counsel M/s. Ganesh and Ganesh for Respondents-1 & 2 filed vakalat which is recorded. Posted to 26.04.2024 for filing Counter by the Respondents.
21	E.P.No.01/2024 In C.No.17/2023	Vetri Nagar Rich Land (Sulur) Members Welfare Association – Salem East	1. Vetri Nagar Real Estate P Ltd. 2. G. Srinivasan	The Counsel for the Execution Petitioner present. The Counsel M/s. R.N.Amarnath for Respondents present and filed vakalat which is recorded. Posted to 05.06.2024 for filing Compliance Affidavit by the Respondents.
22	E.P.No.002/2024 in C.No.1382021	K.S. Nethranandam	Jain Housing & Constructions Limited	The Counsel for the Execution Petitioner present. The Counsel M/s. Ganesh and Ganesh for Respondent present and undertook to file vakalat which is recorded. Posted to 26.04.2024 for filing vakalat and Compliance Affidavit by the Respondent finally.
23	014/2024	P.S.Saravanan	1) M/s. Olympia Tech Park (Chennai) Pvt. Ltd. Rep. by its Managing Director 2) The Secretary Olympia Opaline Flat Owners Association	The Counsel for the Complainant present The Counsel M/s. V.G.Suresh Kumar for the Respondent-2 present and already filed vakalat. Notice to the 1st Respondent served but remained absent and hence treated as ex-parte. Posted to 05.06.2024 for Counter by the Respondent-2.

24	019/2024	M/s. Emerald Haven Development Ltd	N. Ramprakash	The Counsel for the Complainant present The Counsel M/s. K.S. Shankar Chakrapani for the Respondent present and filed vakalat which is recorded. Posted to 12.06.2024 for Counter by the Respondent.
25	020/2024	M/s. Emerald Haven Development Ltd	Kalpana Rani	The Counsel for the Complainant present Respondents absent.
	021/2024	M/s. Emerald Haven Development Ltd	Deepa Hariharan	Notice to the Respondents served, but remained absent and hence treated as ex-parte.
26	121/2023	Thiru R. Jagan Kumar	M/s. Selene Estates Limited Represented by its Director	The Complainant absent. The Counsel M/s. Chandramouli Prabhakar for Respondent undertook to file vakalat which is recorded. Posted to 26.04.2024 for Vakalat and Counter by the Respondent
27	122/2023	Crescent Heights Owners Listed Association (CHOLA)	M/s. Sri Sreenivasa Constructions	The Complainant and the Respondent absent. Posted to 24.07.2024 for Counter by the Respondent finally.
28	123/2023	Tmt. R. Ranikamala	M/s. VGN Developers Private Limited	Counsel for Complainant present. Respondent absent. Posted to 12.06.2024 for arguments.
29	124/2023	N. Vijayakumar	M/s. Casagrand Builder Private Limited Rep. by its Authorised Signatory Thiru Sumanth Krishna	The Counsel for the Complainants present The Counsel M/s. Ganesh and Ganesh for Respondent present and undertook to file vakalat which is recorded. Posted to 26.04.2024 for filing vakalat and Counter by the Respondent finally.
	125/2023	M. Iyappan		
	126/2023	S. Barath Ganesh		
	127/2023	C. Ranjan		
	128/2023	Priya Santhosh		
	129/2023	Kanchana		
	130/2023	Christopher Vinoth Kumar.E		
	131/2023	P. Anandan		

30	132/2023	Thiru B. Prakash	M/s. KSM Nirman Private Limited Rep. by its Authorised Signatory Thiru S. Sampath Kumar	Complainant absent. Counsel for the Respondent present and filed an I.A. on the question of maintainability. Posted to 12.06.2024 for Counter on the I.A. by the Complainant.
31	133/2023	Thiru D. Rajasekhar	M/s. Great Heights Developers LLP Rep. by Thiru Sunil Pitaliya	Complainant party in person present and submitted Rejoinder which is recorded. Counsel for Respondent present. Posted to 12.06.2024 for arguments.
32	E.P.No.42/2023 In C.No.336/2019	Dr. Vandana Parvez	1) M/s. IVR Hotels & Resorts Private Limited & 10 Others	The Execution Petitioner party in person present. Respondent—1 absent and filed vakalat already Respondents-2 to 4 absent and filed vakalat already The Respondents-5 to 11 were already been set ex-parte in the main complaint. Posted to 26.04.2024 for filing Compliance Affidavit to the Execution Petition by the Respondents finally.
33	E.P.No.39/2023 in C.No.104/2022	1) Thiru Karthirvelu Thirumaran 2) Tmt. Shenbagam Sundaram	Thiru Arun M.N., Managing Director M/s. Casa Grande Builder Pvt. Ltd.	Counsel for Execution Petitioner present. Counsel for Respondent present At the request of the Counsel for the Respondent posted to 26.04.2024 for filing Compliance Affidavit to the Execution Petition finally. No more dates.
34	286/2021	The Metrozone Apartment Owners Association	Ozone Projects Pvt Ltd	Counsel for the Complainant present Counsel M/s.Chandramouli Prabhakar for Respondent undertook to file change of vakalat which is recorded. Posted to 26.04.2024 for filing vakalat and Counter finally. No more dates.

35	E.P.No.23/2023 In C.No.292/2021	Hiranandani Amalfi Owners Association Represented by its Secretary Thiru Rajesh Mohan	M/s. Hiranandani Realtors Private Ltd. Represented by its Director Thiru Surendra Lakhmal Hiranandani	The Counsel for the Execution Petitioner present The Counsel for the Respondent present At the request of the Counsel for the Respondent posted to 26.04.2024 for filing Compliance Affidavit by the Respondent.
36	13/2023	Tvl.Kaizar Saifuddin & 11 Others	1) M/s. Lokaa Developer Pvt. Ltd. & 5 Others	Counsel for the Complainants present Counsel for Respondent 1 to 3 present Counsel for Respondent-4 present At the request of Counsel for the Complainants posted to 26.04.2024 for arguments.
37	60/2023	M/s. BPCL Staff Residence Welfare Society Rep. by its Secretary, Tiru Ezhilan	1) M/s. Lakshmi Royal Home Constructions Represented by its Partner, Thiru P. Nithin & 7 Others	Counsel for the Complainants present Counsel for Respondents-1 to 4 and 7 present Counsel for Respondent-5 present and filed Additional Affidavit along typed set documents. Respondents-6 & 8 absent. At the request of the Complainants Counsel posted to 26.04.2024 for arguments finally, till such time status quo shall be maintained by all the parties.
38	RCP No. 11/2022	R. Raghavan	Shrushti Builders	Complainant absent Counsel for Respondent present Posted to 16.10.2024
39	E.P.No.36/2023 In C.No.242/2021	Ms. Madhu Khatri	M/s. India Golf Assets Pvt. Ltd. Represented by its Chief Executive Officer Thiru S. Akshay Dewani	The Counsel for the Execution Petitioner present The Counsel M/s. Aadhithya for Respondent present filed vakalat along with compliance photographs which is recorded. At the request of both the parties posted to 26.04.2024 finally.
40	105/2022	VME Lakeside Owners Welfare Association	1) VME Realty Pvt. Ltd. & 2) Stanza Living	Counsel for Complainant present. Counsel for Respondents present At the request of the Counsel for Respondent posted to 26.04.2024 finally. No more dates.

41	E.P.No.43/2023 in C.No.436/2019	V. Sangeetha	Casa Grand Builder Private Limited	POA for the Execution Petitioner party in person present and filed Memo of authorization. The Counsel M/s. Ganesh and Ganesh for Respondent present filed vakalat which is recorded along with copy of name change of the Respondent Company. Counsel for the Respondent submitted that there is a stay on the EP ordered by the Hon'ble High Court of Madras which is contended by the Complainant. Posted to 26.04.2024 for arguments. Both the parties to submit their claim on the issue whether the complaint could be proceeded with or not and both the parties shall file written submission for final arguments on this issue.
42	E.P.No.44/2023 In C.No.162/2022	1) Thiru Dominic Savio S. 2) Clotine Marie D.	M/s. Alliance Villa Private Limited. Represented by its Managing Director, Thiru Manoj Namburu	Complainant absent Counsel for the Respondent present and filed vakalat which is recorded. Posted to 26.04.2024 for arguments finally.
43	E.P.No.45/2023 in C.No.176/2021	Monitor Commercial (P) Ltd.	Lokaa Developers (P) Ltd.	Counsel for the Execution Petitioners present Counsel M/s. Rajesh for the Respondent present and undertook to file vakalat which is recorded. At the request of the Respondent posted to 26.04.2024 for filing vakalat and Counter.
	E.P.No.46/2023 in C.No.177/2021	Monitor Commercial (P) Ltd.		
	E.P.No.47/2023 in C.No.178/2021	Bright Star Texim and Finvest (P) Ltd.		
	E.P.No.48/2023 in C.No.179/2021	Shriniwasa Road Carriers (P) Ltd.		

44	110/2023	Thiru Rajesh Narayan Dwivedi	M/s. Olympia Tech Park (Chennai) Private Limited	Complainants in C.No.110 and 114 party in person present. All other Complainants absent. Counsel for Respondent present . The Complainant submitted as having dispatched their Counter Affidavit through e-mail, however the Respondent has not received the same. Posted to 17.04.2024 for physical copy to be handed over to the Respondent.
	111/2023	Thiru S. Saravanvel		
	112/2023	Thiru Pradeep Sivakumar		
	113/2023	Tmt. Saroja Rani Jayaprakash		
	114/2023	Thiru CT Murugappan		
	115/2023	Thiru M. Selvamuthu		
	116/2023	Thiru Vijay Perumal		
	117/2023	Thiru S. Arun		
	118/2023	Thiru S. Srivatsan		
45	119/2023	Pearl Beach Plot Owners Welfare Association	1.Pearl Beach Promoters Pvt Ltd & 5 Others	Counsel for Complainant present Representing Counsel M/s. Abinav Monisha for Respondents-1 to 5 present and undertook to file vakalat which is recorded. Counsel for Respondent-6 present. Posted to 17.04.2024 for vakalat for Respondents-1 to 5 and Counter to the IA finally. No more dates.
46	E.P.No.17/2022 In C.No.40/2020	Thiru P. Suresh	1) M/s. SPR & RG Constructions Pvt. Ltd. Rep. by its Managing Director & 2 Others	The Counsel for the Execution Petitioner present The Counsel for Respondent present. Part of arguments has been completed and the EP is posted to 26.04.2024 for continuing arguments.
47	E.P.No.31/2023 In C.No.442/2019	Thiru V.K. Vijayaraghavan	1) M/s. SPR & RG Constructions Pvt. Ltd. Rep. by its Managing Director & 2 Others	The Counsel for the Execution Petitioner present The Counsel for Respondent present. Posted to 12.06.2024 for arguments.