

BEFORE THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)

PRESENT: Dr. L.Subramanian, I.A.S., Member

Adv. M. Krishnamoorthy, Member

Calling: 03.00 P.M

LIST OF CASES HEARD ON 04-12-2024

Sl.No.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1	58/2023	Thiru Selvaraju Duraisamy	1) M/s. Radiance Realty Developers India Limited & 2 Others	The Counsel for Complainant present. The Counsel for Respondents-1 & 2 present and sought time for filing Counter. The Counsel for Respondent-3 present and filed written submission of arguments with copy served on the Complainant and the Respondents-1 & 2. Posted to 08.01.2025 for filing Counter by Respondents in IA finally.
2	100/2023	P.Balasundaram	L.Ernest Peter Lawrence M/s.Bharati Constructions	The Counsel for Complainant present and filed Restoration petition which is recorded. The Respondent called absent. The Authority directed the Complainant to serve copy of the Restoration Petition to the Respondent by post. Posted to 29.01.2025.
3	C.No.019/2023	AL. Meenakshi Sundaram & 34 Others	M/s. Shriprop Structures Pvt. Ltd. Rep. by its Directors & 2 Others	The Counsel for Complainants present in C.No.19 and C.No.139/2023 and filed Tabular Column of Comparative Reliefs prayed in C.No.119/2020, C.No.19/2023 and C.No.139/2023 by serving copy to the Counsel for Respondents. The Counsel for Respondent -1 present

4	C.No.139/2023	S. Venkateswaran & 5 Others		The Counsel for Respondent -2 present The Authority directs both the Respondents to verify the comparative tabular statement filed by the counsel for the complainants Posted to 29.01.2025.
5	E.P.No.03/2023 in C.No.119/2020	Shriram Shankari Flat Owners Welfare Association (SSFOWA) Rep. by its Secretary/Authorised Signatory Thiru P. Ganesh Kumar	1)M/s. Shriprop Structures Pvt. Ltd. Rep. by its Directors 2)Shriram Shankari Apartment Owners Association Rep. by its Secretary	The Counsel for Execution Petitioner present. The Counsel for Respondent-1 present. The Counsel M/s. Praveen Alexander filed vakalat and impleading petition for the 3rd party petitioner/proposed 2nd Respondent. The Registry is directed to verify the impleading petition and if it is in order it shall be numbered. Posted to 29.01.2025.
6	043/2024	Tulive Dakshin Owners Association	1.G.K.S.Properties Private Limited. 2.S.S.D Oil Mills Company Ltd.	The Counsel for Complainant present The Counsel for Respondent-1 present. The Counsel for Respondent-2 present. The Authority heard the parties and directed the Respondents to file Counter on or before 08.01.2025 finally. Posted to 08.01.2025.
7	028/2024	Mahendar Rao	Ozone Projects Pvt Ltd.	The Counsel for Complainant present. The Counsel for Respondent present. Both the Counsels represented that the settlement talks are going on between the parties. Hence, the case is posted to 29.01.2025 for reporting settlement or for Counter finally.
8	150/2022	R. Athmanathan & 11 Others	SB Aditya Housing Infra Pvt. Ltd. & Others	The Counsel for all the Complainants in respect of all the Complaints present The Counsel for Respondents-1 to 4 present in respect of all the Complaints.

9	34/2023	1) Neeraja Krishnan 2) S. Krishnan	SB Aditya Housing Infra Pvt. Ltd. & Others	The Counsel for the Impleaded Respondents in respect of C.No.34/2023 also present. The Counsel for Complainant in C.No.150/2022 filed Interim Reply to the Builder's Proposal with copy served on the Respondents.
10	35/2023	Uma Shankar	SB Aditya Housing Infra Pvt. Ltd. & Others	The Authority directed the Respondent Builder for personal appearance during the next hearing. Posted to 08.01.2025 for arguments by all the parties.
11	E.P.No.20/2024 in C.No.33/2021	Deepu Babu Ahraham & 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 It is stated by both the parties that settlement talks are going on between the parties and sought time for reporting settlement. Posted to 29.01.2025 for reporting settlement or for filing detailed compliance report by the Respondents.
12	020/2024	M/s. Emerald Haven Development Ltd	Kalpana Rani	The Counsel for the Complainant present and filed written submission of arguments in C.No.20/2024 and submitted that she needs time to file written submission in respect of complaint No.21/2024 which shall be filed with the Registry within a period of one week from today.
13	021/2024	M/s. Emerald Haven Development Ltd	Deepa Hariharan	Respondents already set ex-parte. Reserved for orders.
14	E.P.No.26/2023 in C.No.243/2021	Thiru Thamizh Chelvan	1) M/s. Puravankara Limited 2) M/s. Provident Housing Limited	The Counsel for the Execution Petitioner present The Counsel for the Respondent present. The Authority directed both the parties to file written submission of arguments with copy served on each other. Posted to 08.01.2025 for written submission of arguments by both the parties.

15	121/2023	R. Jagan Kumar	Selene Estate Limited	<p>The Counsel for Complainant present. The Counsel for Respondent present. Both the Counsels sought time for oral arguments and for filing written submission of arguments. Posted to 29.01.2025 for oral arguments and for filing written submission of arguments by both the parties.</p>
16	C.No.012/2024	Tmt. Usha Raman	M/s. Green Choice Construction Company pvt. Ltd.	<p>Complainant Counsel present. Respondent called absent. The Authority in the earlier hearing conducted on 23.10.2024 directed the Respondent to produce copy of cancellation of GPA document and also to file the copy of the Completion Certificate obtained from the competent authority which has not been complied by the Respondent. The Authority heard the parties and posted to 08.01.2025 for production of copy of the cancellation GPA document and copy of the Completion Certificate by the Respondent finally.</p>
17	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.	<p>Counsel for Execution Petitioner present Counsel for the Respondent present. Both the Counsels made their detailed oral submission of arguments. Posted to 08.01.2025 for further arguments and for filing written submission of arguments by the Execution Petitioner with copy served on the Respondent.</p>
18	E.P.No.38/2023 in C.No.94/2022	S. Ashok Kumar	<p>1. M/s. S dot G Housing, Rep by its Chairman 2. M/s. S dot G Housing, Rep by its Vice Chairman 3. M/s. S dot G Housing, Rep by its Partner</p>	<p>The Counsel for the Execution Petitioner present. The representing Counsel for the Respondents present and filed a Memo stating that CMSA No.70/2024 pending before the Hon'ble High Court of Madras is fixed for hearing on 16.12.2024 and sought time for further proceedings. Posted to 08.01.2025 finally.</p>

19	E.P.No.41/2023 in C.No.134/2022	Sharmilee Bach Nielsen	M/s. Buoyant Technology Constellations Pvt Ltd.	<p>The Counsel for the Execution Petitioner present</p> <p>The Counsel for the Respondent present and filed Compilation of orders subsequent to the order of initiation of CIRP of the Respondent and submitted that the issue is pending before the NCLT.</p> <p>This Authority directed the Registry to issue notice to the IRP under Section 35 of the Act.</p> <p>Posted to 29.01.2025.</p>
20	C.No.30/2023	<p>1) K.S. Venkataramani</p> <p>2) Nirmala Chunilal</p> <p>3) Suresh Babudorai</p> <p>Represented by his Power Agent Sumithra Suresh</p> <p>4) Ramachandran Cadavasal Krishnamurthy</p> <p>5) A. Rajalakshmi</p> <p>6) Naresh Chetan</p> <p>7) Sangeetha Chetan</p> <p>8) Shyamala</p> <p>9) Sangeetha</p>	1) M/s. Radiance Realty Developers India Ltd. & 31 Others	<p>The Counsel for complainants C2, C6 and C7 present.</p> <p>The Counsel for complainants C1, C5, C9 present.</p> <p>All other Complainants absent.</p> <p>The Counsel for 1st Respondent present.</p> <p>The Counsel for R2, R5 to R12, R16, R17, R20 to R22, R24 and R26 to R28 present.</p> <p>R3, R4, R13, R14, R15, R18, R19, R23, R25, R29, R30, R31, R32 absent.</p> <p>The Authority heard the arguments in the main case and about to reserve for orders. In the meantime the Registry informed that the IA No.72/2024 impleading petition filed by the Respondent-1 is pending for which the Counsels for the Complainants filed Counter today with copy served on the other side.</p> <p>Posted to 18.12.2024 for arguments by all the parties in I.A. petition finally. No more dates.</p>

21	E.P.No.33/2023 In C.No.73/2022	Thiru J. Yoganandan	M/s. Annai Builders Real Estates Pvt. Ltd. Represented by the Managing Director	<p>The Execution Petitioner party in person present. The Counsel for the Respondent present. The case is reserved for orders in the earlier occasion on 23.10.2024, whereas the Execution Petitioner has filed re-open petition and hence the case is posted for hearing today. The Counsel for Respondent paid Demand Draft No.007125 dated 18.11.2024 for Rs.2,87,250/- in favour of the Execution Petitioner which has been received by the Execution Petitioner to the full satisfaction of the orders in complaint No.73/2022 in the open court and the Execution Petitioner has also endorsed to this effect and he has withdrawn the EP No.33 of 2023 in C.No.73 of 2022. The Authority recorded the same to the effect that the Execution Petitioner received the amount from the Respondent to the full satisfaction. Hence, the Execution Petitioner is permitted to withdraw the E.P.No.33/2023 in C.No.73/2022 and the case is closed.</p>
22	E.P.No.51/2023 in C.No.89/2022	Biswabhusan Prusti & Namita Sahu	Selene Estates Limited	<p>The Counsel for the Execution Petitioners present. The Counsel for Respondent present. Both the Counsels stated that they have deposited the amount with the Authority towards cost of for carrying out inspection of the project site, but the inspection has not taken place. The Registry will inform the date of inspection to both the parties one week before from the date of inspection. Posted to 29.01.2025 for getting inspection report.</p>

23	E.P.No.50 of 2023 in C.No.62/2022	Tvl. Somya Preeti Jena	M/s. Selene Estates Limited Represented by its Authorised Signatory Thiru G. Natarajan	Both the Counsel for the Execution Petitioner and Counsel for the Respondent present. The Counsel for the Respondent stated that the compliance of pending work is going on and it will take another one month to complete it and sought time for reporting compliance. The Authority directed the Respondent to inform the status of the compliance of pending works done by the Respondent to the Execution Petitioner. Posted to 29.01.2025 for reporting compliance of the status of pending works and arguments by both the parties.
24	040/2024	Mahjabeen Ahmed	Alameen International Ltd.	The Counsel for Complainant present. The Respondent called absent. The Authority directed both the parties to file written submission of arguments and for oral arguments on 29.01.2025.
25	37/2024	Thiru K.D. Prem Kumar	M/s. Alliance Villas Pvt. Ltd. Represented by its authorised signatory Thiru Dega Srinivasulu Reddy	Both the Counsel for Complainant and the Counsel for Respondent present and sought time to make oral arguments and for filing written submission of arguments. At the request of both the Counsels, posted to 08.01.2025 for oral arguments by both the parties finally and for filing written submission of arguments with copy exchanged between each other.
26	081/2024	Tulive Viha Apartment Owners Association	G.K.S. Technology Park Private Limited	The Counsel for Complainant present and filed written submission of arguments with copy served on the other side and sought time to make oral submissions. The Counsel for Respondent present. At the request of the Counsel for the Complainant posted to 08.01.2025 for oral arguments by the Complainant.