

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

**PRESENT: Thiru Shiv Das Meena, I.A.S., Chairperson**

**Dr.L.Subramanian, I.A.S., Member**

**Adv. M.Krishnamoorthy, Member**

**Calling: 03.00 P.M**

**LIST OF CASES HEARD ON 06-11-2024**

<b>Sl.No.</b>	<b>Complaint No.</b>	<b>Name of the Complainant</b>	<b>Name of the Respondent</b>	<b>Proceedings</b>
1	C.No.132/2024	1.Janani Govindan Kamalanathan 2.Praveen Kumar Srinivasan Rajendiran	M/s.Brigade Enterprises Limited	Complainants Party – In – Person present. Respondent absent. Posted to 18.12.2024 for private notice to the respondent.
2	C.No.133/2024	S.Raja	1. M/s. SPR construction Private Limited 2. M/s. HDFC Bank Limited	Complainant Party – In – Person present. Respondent R1 present. R2 absent. Mr. A. Palaniappan, Advocate undertakes to file vakalat for the respondent R1. Posted to 18.12.2024.
3	C.No.134/2024	Chromepet Skypark Residences Flat Owners Association	1.M/s. Care Promoters Chennai Pvt Ltd. 2.M/s. Oasis Grace Engineering projects pvt ltd.	Complainant present. R1 present. R2 absent. M/s. KNS Law Chambers, Advocates filed vakalat for R1 which is recorded. Private notice to R2. Posted to 18.12.2024 for filing counter by R1.
4	C.No.135/2024	N. Chandra Sekar Rep. by POA, A. Narayanan	M/s. Tamil Nadu Housing Board	Both sides present. Mr. J. Pachiyappan, Advocate filed vakalat for the respondent is recorded. Posted to 18.12.2024 for counter.
5	C.No.136/2024	N.Naveen	M/s. Samprathy Developers LLP	Both sides present. M/s. S. Padma, Advocates filed vakalat for the respondent which is recorded. Posted to 18.12.2024 for counter.

6	C.No.137/2024	1.R. Senthilkumar 2.S.Chitra	M/s.Casa Grande Civil Engineering Private Limited.	Complainants absent. Respondent present. M/s. Ganesh & Ganesh undertakes to file vakalat for the respondent. Posted to 18.12.2024 for vakalat and counter.
7	E.P.No.29/2024 in C.No.145/2022	M/s. Shubham Residents Welfare Association(SRWA)	1.M/s. Ashiana Housing Ltd, 2.M/s. Escapade Real Estate Pvt.Ltd, 3.M/s. Ashiana Maintenance Services LLP	Execution petitioner present. R1 and R3 absent. R2 present. M/s. R and P Partners, Advocates undertakes to file vakalat for R2. Posted to 18.12.2024 for private notice to R1 and R3 by the execution petitioner and for vakalat by R2.
8	E.P.No.30/2024 in C.No.145/2022	M/s. Shubham Residents Welfare Association(SRWA)	1.M/s. Ashiana Housing Ltd, 2.M/s. Escapade Real Estate Pvt.Ltd, 3.M/s. Ashiana Maintenance Services LLP	Execution petitioner present. R1 and R3 absent. R2 present. M/s. R and P Partners, Advocates undertakes to file vakalat for R2. Posted to 18.12.2024 for private notice to R1 and R3 by the execution petitioner and for vakalat by R2.
9	E.P.No.31/2024 in C.No.53/2022	P.Malathi	M/s. Tamil Nadu Housing Board	Both sides present. Mr. Ganesh V Aranala, Advocate filed vakalat for the respondent which is recorded. Posted to 18.12.2024 for counter.
10	E.P.No.32/2024 in C.No.36/2023	M/s. Villa Viviana Residents Association (VVRA)	1) M/s. Escapade Real Estate Pvt. Ltd. 2) M/s. Arihant Foundations and Housing Ltd.	Execution petitioner present. R1 present. R2 absent. M/s. R and P Partners, Advocates undertakes to file vakalat for R1. Posted to 18.12.2024 for filing vakalat and compliance affidavit by respondents.
11	E.P.No.33/2024 in C.No.26/2022	M/s.Five Mount Villa Owners Welfare Association	1. M/s. Bahri Estates Pvt.Ltd 2. M/s. Bahri Realty Management Services Pvt Ltd.,	Both sides present. M/s. Anil Relwani, Advocates undertakes to file vakalat for R1 and R2. The complainant submits that the water connection was disconnected by the respondents. This Authority directed the respondents to restore the issue immediately. Posted to 20.11.2024 for filing vakalat and compliance affidavit.

12	C.No.144/2022	Tmt. Vysali Gowrishankar	1) M/s. Origin Homes Represented by its Proprietrix Tmt. Megala Dhinakaran 2) Tmt. J. Komala 3) Thiru J. Ragunathan 4) Ms. J. Bhuvanewari	The Counsel for the Complainant present. Respondents absent. Inspection report from Anna University awaited. Posted to 08.01.2025.
13	C.No.036/2024	Puthuthamaraipatti Garden Villas Owners and Residents Welfare Association (VNCT GVORW Association)	M/s. St. Angelo's VNCT Ventures LLP (Formerly known as VNCT Ventures LLP)	Both sides present. The complainant filed counter to the IA No. 59/2024 for maintainability which is recorded. For arguments in IA, Posted to 11.12.2024.
14	C.No.002/2024	1) Bharath Lajhna Multi State Housing Co-op. Societies Ltd. & 4 Others	1) The Chairman and Managing Director/Chief Executive Officer Ten Square Realty Private Limited 2) Thiru Vinod Bhatia Director, M/s. Ten Square Realty Private Limited 3) Thiru Pon Ravi Director, Ten Square Realty Private Limited	Both sides present. At the request of the complainants, posted to 08.01.2025.
15	IA Nos.10 to 12/2024 in C.No.31/2023	M/s. Artha Real Estate Corporation Limited	1.Thiru Karthik Selvakumar 2. Tmt. Vinodhini Karthik Both are Rep. by its Power of Attorney, Thiru A.R. Selvakumar	The Counsel for Petitioner/Respondent present. The Counsel for the Respondents/Complainants present The respondents / Complainants seeks time for filing counter. Posted to 18.12.2024.
	I.A.No.13/2024 in C.No.32/2023	M/s. Artha Real Estate Corporation Limited	Thiru N. Muthukaruppan Represented by his Power of Attorney, Thiru K. Murugesan	The Counsel for Petitioner/Respondent present. The Counsel for the Respondent/Complainant present Settlement talks are going on between the parties. Posted to 18.12.2024 for reporting compliance.

16	E.P. No.19/2024 in C.No.32/2023	Thiru N. Muthukaruppan Represented by his Power of Attorney Thiru K. Murugesan	1. M/s. Artha Real Estate Corporation Limited 2. M/s. Bennett Property Holdings Company Limited (BPHCL) 3. Thiru Ranveer Shah	The Counsel for the Execution Petitioner present The Counsel for Respondents R1 and R2 present. R3 absent. Settlement talks are going on between the parties. Posted to 18.12.2024 for reporting compliance.
17	E.P. No.04/2024 in C.No.66/2022	Kanchipattinam Villa Owners' Association KARAI	M/s. Color Home Developers Private Limited	The execution petitioner present. Respondent absent. This Authority directed the respondent to pay a cost of Rs.2,500/- to the execution petitioner. Posted to 18.12.2024 for filing counter finally.
18	C.No.136 /2023	M/s. Mahindra World City Developers Ltd. Represented by its Authorised Signatory	Tmt. Indra Priyadarshini Loganathan	Paper publication already filed by complainant. For further proceedings, Posted to 11.12.2024.
19	C.No.137/2023	Thiru K.K. Viswanathan	Thiru Anandraj Moovendran	
20	E.P.No.34/2023 in C.No.222/2021	Casagrand Smart Town Buyers & Owners Association	1) M/s. Casa Grand Civil Engineering Pvt. Ltd. 2) M/s. Grace Gated Community LLP	Both sides present. Compliance report already filed by the respondents. Posted to 18.12.2024 for arguments.
21	E.P. No.18/2024 in C.No.44/2022	Casagrand Smart Town Buyers & Owners Association	1) M/s. Casa Grand Civil Engineering Pvt. Ltd. 2) M/s. Grace Gated Community LLP	Both sides present. Respondents filed counter which is recorded. Posted to 18.12.2024 for arguments.
22	C.No.110/2023	Thiru Rajesh Narayan Dwivedi	M/s. Olympia Tech Park (Chennai) Private Limited	Both sides present. This Authority accepted the letter filed by the complainant in C No. 112/2023, hence, the C No. 112/2023 is closed. Counter in IA 7/2024 filed by the complainants is recorded. Posted to 18.12.2024 for arguments in IA in other C Nos. 110, 111, 113, 114, 115, 116, 117, 118 of 2023. Cost paid by the complainants to the respondent is recorded.
	C.No.111/2023	Thiru S. Saravanvel		
	C.No.112/2023	Thiru Pradeep Sivakumar		
	C.No.113/2023	Tmt. Saroja Rani Jayaprakash		
	C.No.114/2023	Thiru CT Murugappan		
	C.No.115/2023	Thiru M. Selvamuthu		
	C.No.116/2023	Thiru Vijay Perumal		
	C.No.117/2023	Thiru S. Arun		
	C.No.118/2023	Thiru S. Srivatsan		

23	C.No.132/2023	Thiru B.Prakash	M/s KSM Nirman Private Limited	The Complainant called absent The Counsel for Respondent M/s. Foxmandal & Associates present. The complainant had not appeared for any of the hearings so far, and also today. This Authority dismissed the complaint for non prosecution.
24	C.No.013/2024	M/s Evernest Industrial Park Private Limited	1) M/s Bhoomi and Buildings Pvt.Ltd. 2) M/s Network Infra Buildcon Pvt.Ltd.	The Counsel for Complainant present The Counsel for Respondent present. For reporting settlement. Posted to 20.11.2024.
25	C.No.070/2024	1. G.Mohankumar 2. M.Jayalakshmi	1) M/s Sylvanus Builders and Developers Ltd., 2) M/s Pacifica (Chennai Project) Infrastructure Co.Pvt. Ltd.	The Counsel for Complainants absent. The counsel for Respondents present and filed counter which is recorded. Posted to 18.12.2024 for arguments.
26	C.No.079/2024	Thiru K.Manikandan	1) M/s Casa Grande Civil Engineering Private Limited 2) M/s Grace Gated Community LLP	The Counsel for Complainant present The Counsel for Respondents present. Counter filed by the respondents which is recorded. Posted to 18.12.2024 for arguments.
27	E.P.No.24/2024 in C.No.400/2019	M/s. Inseli Park Owners Association	M/s. Jain Housing & Construction Ltd.	Both sides present. The respondent seeks time for filing counter. This Authority directed the respondent to pay a cost of Rs.2,500/- to the complainant. Posted to 11.12.2024 for counter finally.
28	E.P.No.24/2023 In C.No.20/2022	1) Thiru R. Naresh 2) Thiru R. Manoj 3) Tmt. R. Gouri	M/s. Ozone Projects Pvt. Ltd. Represented by its Managing Director	Both sides present. Chance for filing counter is closed for the respondent. Written arguments filed by the respondent which is recorded. Posted to 18.12.2024 for arguments.
	E.P.No.17/2023 in CCP.No.12/2022	1) Thiru R. Naresh 2) Thiru R. Manoj 3) Tmt. R. Gouri	M/s. Ozone Projects Pvt. Ltd. Represented by its Managing Director	Both sides present. Chance for filing counter is already closed for the respondent. The respondent seeks time to file written arguments. Posted to 18.12.2024 for arguments.

29	E.P.No.38/2023 in C.No.94/2022	S. Ashok Kumar	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	Both sides present. Memo filed by the respondents R1 to R3 is recorded. The respondents seek time for registering the project. It is also submitted by the respondents that the CMSA is pending before the Hon'ble High Court. This Authority directed the respondents to comply with the directions vide its order dated 25.07.2024, if fails to comply the order dated 25.07.2024, this Authority will proceed under Section 59 (2) of the RERA Act. Posted to 04.12.2024.
30	E.P.No.41/2023 in C.No.134/2022	Sharmilee Bach Nielsen	M/s. Buoyant Technology Constellations Pvt Ltd.	Both sides present. This Authority directed the respondents to comply with the directions vide its order dated 25.07.2024, if fails to comply the order dated 25.07.2024, this Authority will proceed under Section 59 (2) of the RERA Act. Posted to 04.12.2024 for compliance.
31	E.P.No.54/2023 In C.No.143/2020	K.R. Anantharaman	Y. Gangadhar, Managing Director M/s. Ananyakrishnaa Constructions Pvt Ltd	Both sides present. Compliance memo filed by the respondent is recorded. Posted to 20.11.2024 for arguments.
32	C.No.080/2024	M/s Casagrand Smart Town Buyers & Owners Association	1) M/s Casa Grande Civil Engineering Private Limited 2) M/s Grace Gated Community LLP	Both sides present. Posted to 18.12.2024 for filing written arguments and arguments.
33	C.No.132/2022	Thiru Ravikumar R.	M/s. Casa Grande Pvt. Ltd. Rep. by Managing Director,Thiru Arun Kumar	Both sides present. Posted to 20.11.2024 for continuation of arguments.
34	C.No.50/2023	M/s. Kavimani A1, B1, C1, D1 & W, X, Y, Z Blocks Site Owners Association Represented by its Secretary, Thiru R. Ashokan	1) Tmt. Jothi Sornalatha & 15 Others	The Counsel for Complainant present. The Counsel for Respondent-1 absent. The Counsel for Respondents-3 to 7 and 15 present. The Counsel for Respondent-14 present. All other Respondents absent. Posted to 08.01.2025 for arguments.

35	C.No.196/2021	Sherine Manoj	M.Jayasekaran,Proprietor of M/s.Baskara Construction & Estate and 3 Others	The Counsel for Complainants along with Complainants present The Counsel for 4th Respondent present. The other Respondents called absent. The complainants seek time for impleading other flat owners. Posted to 18.12.2024 for filing IA.
	C.No.198/2021	Sam Thomas		
	C.No.199/2021	Fredrick Jude Jerome Camoens & Esther Thomas alias Tmt.		
36	E.P.No.005/2024 in C.No.226/2021	M/s Raman Vihar Apartments Owners Association	M/s AWHO South Hutments	Both sides present. Typed set filed by the respondent is recorded. Posted to 11.12.2024 for arguments.
37	E.P.No.13/2024 in C.No.110/2022	Thiru Praveen Kumar Jain	M/s Ozone Projects Private Limited	Both sides present. Written arguments filed by the respondent is recorded. The respondent is directed to handover the order copies of the Hon'ble High Court, NCLT, NCLAT to the complainant on or before 11.12.2024. Posted to 18.12.2024 for written argument by the complainant and for arguments.
38	E.P.No.52/2023 in C.No.216/2021	Thiru A.G.Ranganathan	M/s. Selene Estates Limited	Both sides present. Posted to 20.11.2024 for arguments.

39	C.No.30/2023	<p>1) K.S. Venkataramani  2) Nirmala Chunilal  3) Suresh Babudorai  Represented by his Power Agent  Sumithra Suresh  4) Ramachandran Cadavasal  Krishnamurthy  5) A. Rajalakshmi  6) Naresh Chetan  7) Sangeetha Chetan  8) Shyamala  9) Sangeetha</p>	<p>1) M/s. Radiance Realty Developers  India Ltd.  2) Veerashekar  3) Harshavardan Ashok  4) Ashok  5) Navaneet  6) Nivedha  7) Nagasabhareesh  8) Subhashree Nagasabhareesh  9) Naresh Kumar Jaggi  10) Aarti Lekha  11) Jayanthi  12) Ramasamy  13) Prabhakar Pillai  14) Kasi Meena  15) Sudha Srivatsan  16) Navaneet Krishnan  Chandrashekar  17) Chandrashekar Chitra  18) Badrinath  19) Maheswari  20) Jayam Mani  21) Midhun  22) Vinitha  23) Mohamed Ghouse  24) Durai Murugan Natarajan  25) Dilna Krishnan  26) S. Selvakumar  27) Arun Prakash  28) Nithya  29) Ramaswamy Annamalai  30) Meena  31) Naresh Arjunlal Kathuria  32) Manisha</p>	<p>The counsel for complainants C2, C6 and C7 present.  The counsel for complainants C1, C5, C9 present.  All other complainants absent.  The Counsel for 1st Respondent present.  The counsel for R2, R5 to R12, R16, R17, R20 to R22, R24 and R26 to R28 present.  R3, R4, R13, R14, R15, R18, R19, R23, R25, R29, R30, R31, R32 absent.</p> <p>Written arguments filed by R1 is recorded.  Written arguments filed on behalf of 21st respondent and adopted by R2, R5 to R12, R16, R17, R22, R24 and R26 is recorded.  Written arguments filed by Complainants C2, C6 and C7 is recorded.  Additional written arguments filed by complainants C1, C5 and C9 is recorded.  For filing counter of complainants in IA No. 72 of 2024 filed by the respondent. Posted to 04.12.2024.</p>
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40	E.P.No.17/2022 In C.No.40/2020	Thiru P. Suresh	1) M/s. SPR & RG Construction Pvt. Ltd. 2) Thiru Hitesh P. Kawad Managing Director M/s. SPR & RG Constructions Pvt. Ltd. 3) Thiru M.G. Surendranath Director M/s. SPR & RG Constructions Pvt. Ltd.	Both sides present. Posted to 11.12.2024 for arguments.
41	E.P.No.31/2023 In C.No.442/2019	Thiru V.K.Vijaya Raghavan	1) M/s. SPR & RG Construction Pvt. Ltd. 2) Thiru Hitesh P. Kawad Managing Director M/s. SPR & RG Constructions Pvt. Ltd. 3) Thiru M.G. Surendranath Director M/s. SPR & RG Constructions Pvt. Ltd.	Both sides present. Written arguments filed by the complainant is recorded. Posted to 11.12.2024 for arguments.