

BEFORE THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)
PRESENT: THIRU. SUNIL KUMAR, I.P.S., (Retd), Member 1 & CHAIRPERSON I/C

Calling: 12.30 P.M

LIST OF CASES HEARD ON 07-08-2024

Sl.N o.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1	286/2021	The Metrozone Apartment Owners Association	Ozone Projects Private Limited	<p>Counsel for the Complainant present Counsel for Respondent present The Respondent fails to file Counter in IA No.24 and 25 of 2022. The Respondent is directed to restrict himself for making any change while construction of the project which contravenes the planning permission. Any change made should be in compliance to the RERA Act and should not happen without getting 2/3rd consent. The office of the CMDA has to ensure that any change does not take place without the consent of the 2/3rd of the Allottees in compliance to the provisions of RERA Act. The Respondent has not filed Counter to IA Nos.20 to 26 of 2023. The chance to file Counter is closed on these IAs. Posted to 13.08.2024.</p>
2	143/2023	Khusboo Hiran Kapadia	-do-	<p>The Complainant present The Counsel for Respondent present The Memo filed by the Complainant does not flow water due to stay which is operational now on the issue is being taken by the Respondent himself. Posted to 13.08.2024 finally. No more dates.</p>

3	104/2023	Sanjana Vasudevan	Ozone Projects Private Limited & 3 Others	The Counsel for the Complainant present For Respondents, the Counsel M/s.Chandramouli Prabhakar present and files vakalat which is recorded. The Intervention application filed on behalf of the suspended director issue is recorded. The Intervention application so filed is dismissed as has been done in other related matters. Posted to 13.08.2024 for filing Counter finally.
4	E.P.No.24/2023 In C.No.20/2022	Thiru R. Naresh & 2 Others	Ozone Projects Private Limited	The Execution Petitioner party in person present. For Respondent the Counsel M/s.Chandramouli Prabhakar present and undertakes to file vakalat which is recorded. The Complainant informed that his flat has been cancelled after he has paid 97% of the construction cost and also informed that he has not received any notice for cancellation of the unit allotted to him. The Respondent is directed to answer in his Counter as well as look out the possibility of settlement as the party has already discussed the issue with the Respondent Company. Posted to 13.08.2024.
5	E.P.No.20/2024 inC.No.33/2021	1) Deepu Babu Abraham 2) Shally Deepu Abraham	1) Ozone Homes Pvt. Ltd 2) HDFC Ltd	The Execution Petitioner absent Counsel for Respondent present. The Counter filed by the Respondent is recorded The Respondent is directed to ensure that copy of counter filed by them is served to the Execution Petitioner through e-mail and submit copy of proof of e-mail. Reserved for orders.
6	S.R.No.376/2024 in E.P.o.15/2022 in C.No.123/2020	Srinivasan Govindarajan	Casa Grande Shelter LLP	The Counsel for the Execution Petitioner present The Execution Petition filed by the Complainant is ordered to be not maintainable and hence returned.

7	E.P.No.50/2023 in C.No.62/2022	Somya Preeti Jena	Selene Estates Limited	<p>The Counsel for the Execution Petitioners present. The Counsel for Respondent present. In respect of EP No.50/2023, the Counsel for Respondent confirms settlement of matter within 2 months by way of handing over the complainant's unit. Posted to 15.10.2024 for handing over and reporting settlement.</p> <p>In respect of EP No.51/2023, the rival parties are not at one with regard to the compliance of the orders passed by this Authority. While the Respondent submits that the orders in the said</p>
8	E.P.No.51/2023 in C.No.89/2022	Biswabhusan Prusti & Namita Sahu	-do-	<p>Complaint in C.No.89 of 2022 carried out, but the Complainant differs and submits that the same is not carried out. The Additional Director-II of this Authority along with competent Engineer shall visit the site to ascertain the status of the compliance. The cost for the Expert shall be borne by both the parties equally. The written arguments submitted by the Complainants in respect of EP No.51 of 2023 is recorded. Posted to 13.08.2024.</p>
9	032/2024	Brizozone Property Holdings Pvt.Ltd.	Ozone Projects Pvt. Ltd	<p>Complainant present The Counsel for Respondent present and prayed further time to complete the compliance. At the request of the Respondent Counsel posted to 13.08.2024 for reporting compliance.</p>
10	109/2023	S.D.V. Chandru	Tamil Nadu Housing Board & another	<p>The Counsel for the Complainant present. The Counsel for the Respondents present. The written argument filed by the Respondents is recorded. Reserved for orders.</p>

11	53/2020	Embassy Residency Apartment Owners Association	RGE Constructions and Development Pvt. Ltd.	<p>The Counsel for Complainant present.</p> <p>The Counsel for the Respondent present.</p> <p>The matter was posted today for reporting settlement or for arguments. It appears that parties require more time to talk on the issue for settlement.</p> <p>The two parties concerned for another attempt towards settlement where the Complaint submits that the President and the Secretary of their Association shall sit for settlement talks with the Respondent Company.</p> <p>Posted to 13.08.2024 for reporting settlement.</p>
12	72/2024	B. Siva	Ranjith Kumar U.K.R. Promoters	<p>Complainants absent</p> <p>Respondent already set ex-parte.</p> <p>Posted to 12.11.2024 finally for submission of written arguments.</p>
	73/2024	Joseph Newman Fernando		
13	146/2023	1) Suganthi Ravi 2) Ravi Iyengar	Code	<p>The Counsel for the Complainants present</p> <p>The Counsel for Respondent present.</p> <p>Posted to 20.08.2024 for reporting settlement or Counter finally.</p> <p>No more dates.</p>
14	39/2024	1. K. Senthil Kumar 2. S. Kalpana	1) Rajkham Infa Private Limited 2) Shriram Housing Finance	<p>Complainants party in person present.</p> <p>The Counsel for the Respondent-2 present</p> <p>The parties filed Joint Compromise Memo in all the Complaints and the same is recorded.</p> <p>Accordingly the Complaint Nos.39, 46, 74, 75, 76, 77, 78 of 2024 and C.Nos.82, 83, 84 & 85 of 2024 are closed as settled.</p>
	46/2024	V.P. Kartikaypriya		
	74/2024	1) Govinda Biswas 2) D. Hemalatha		
	75/2024	Senthil Thiraviamani S.		
	76/2024	1) Raguraman V. 2) Harini R.		
	77/2024	1) Kowshik A. 2) Sivagamasundari		
	78/2024	1) Suresh S. 2) Suganya Suresh		
	82/2024	Byna Phanikiran		
	83/2024	Ravi Muppalla		
	84/2024	Dhandapani		
	85/2024	Hariharan Mani		

BEFORE THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)

PRESENT: Thiru. Dr. L. Subramanian, I.A.S, Member 2

Thiru. M. Krishnamoorthy, Member 3

Calling: 03.00 P.M

LIST OF CASES HEARD ON 07-08-2024

Sl.N o.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1	106/2024 (NEW)	1) M. Palani 2) P. Vinothkumar	1) Rajkham Infra Pvt. Ltd. 2) Shriram Housing Finance Ltd.	The Counsel for Complainants present. The Counsel for the Respondent-1 present and undertake to file vakalat.
2	107/2024 (NEW)	E. Sivaranjani		The parties report of impending settlement. Posted to 28.08.2024 for reporting settlement or Counter finally.
3	108/2024 (NEW)	Praveen Fedrick G		In the meantime the 2nd Respondent is restrained from interfering with the Complainants in taking possession of flats.
4	111/2024 (NEW)	S. Rajaraman		The Complainants absent. The Counsel for the Respondent-1 present
5	112/2024 (NEW)	1) Sajith Menon K. 2) Nisha K.M.		At the request of the Counsel for the Respondent-1, posted to 28.08.2024 for reporting settlement or Counter finally.
6	113/2024 (NEW)	1) Sai Krithika 2) S. Rajaraman		
7	114/2024 (NEW)	1) K.K. Kumaran 2) K. Suganthi		

8	133/2023	D. Rajasekhar	Great Heights Developers LLP	Complainant party in person present. Counsel for Respondent present. Both the parties agreed for joint inspection to identify the defects and come back with their respective position and submit report of rectification carried out by the Respondent. Posted to 11.09.2024.
9	042/2024	Sri Sai Nagar Owners' Welfare Association (SSNOWA)	J.K. Properties	Complainant absent The Counsel for Respondent present. At the request of the Counsel for Respondent posted to 28.08.2024 for filing Counter finally at cost Rs.2,500/- to be paid to the Chief Minister's Relief Fund.
10	043/2024	Tulive Dakshin Owners Association	1) G.K.S. Properties Private Ltd. 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 Counsel for Respondent-1 seeks time for filing Counter. The Counsel for Respondent-2 seeks clarification in the cause list. The Counsel for Complainant shall file amended Complaint. Posted to 21.08.2024 for amended complaint by the Complainant and for filing Counter by the Respondent-1
11	044/2024	1) Jegan Thirupathi 2) Shobanaram Jeyam	Artha Real Estate Corporation Limited	Complainants absent The Counsel M/s.Tatva Legal for Respondent filed vakalat along with Board resolution which is recorded. Posted to 28.08.2024 for Counter finally.

12	045/2024	H.T. Rajan	Bennet Property Holdings Company Limited	Complainants absent The Counsel M/s.Tatva Legal for Respondent filed vakalat along with Board resolution which is recorded. Posted to 28.08.2024 for Counter finally.
13	I.A. Nos.8 & 9/ 2024 in C.No.37/2023	Artha Real Estate Corporation Limited	1. Gurumoorthy Nagarajan 2. Vijayalakshmi Ravi	The Counsel for Respondent present and filed common memo to adjourn the hearing of IAs which is recorded. The Counsel for the Complainant in C.No.32/2023 present In all other 3 matters, complainants absent Posted to 21.08.2024 for filing undertaking as stated in the Memo by the Respondent Counsel with copy served on the Complainants before 12.08.2024.
	IA Nos.10 to 12/2024 in C.No.31/2023		1.Karthik Selvakumar & 2. Vidodhini Karthik	
	I.A.No.13/2024 in C.No.32/2023		N. Muthukaruppan	
	IA No.14 & 15/ 2024 in C.No.139/2022		Ashok Krishnamurthy	
14	77/2023	Venkatakrishnan Ramaswamy	Green Avenue Homes & Gardens	The Counsel for the Complainant present The Representing Counsel for Respondent present and sought time to file set aside petition and for filing Counter. The written argument filed by the Complainant Counsel is recorded. Posted to 21.08.2024 for filing set aside petition and for filing Counter finally with cost Rs.10,000/- to be paid to the Chief Ministers Relief Fund.
15	081/2024	Tulive Viha Apartment Owners Association	G.K.S. Technology Park Private Limited	Counsel for Complainant present The Representing counsel for Respondent present and sought further time to for filing counter.. Posted to 21.08.2024 for filing vakalat and counter finally with cost Rs.2,500/- to be paid to the Chief Minister Relief Fund.

16	E.P. No.19/2024 in C.No.32/2023	N. Muthukaruppan	1. Artha Real Estate Corporation Limited 2. Bennett Property Holdings Company Limited (BPHCL) 3. Ranveer Shah	The Counsel for Complainant present The Counsel M/s.Tatva Legal Chennai for Respondent-1 present and files vakalat which is recorded. The Counsel M/s.Tatva Legal Chennai for Respondent-2 present and files vakalat which is recorded. For Respondent-3, the Counsel M/s.L.Palanimuthu present and files vakalat which is recorded. Posted to 21.08.2024 for filing counter finally.
17	001/2024	1) P. Nagarajan 2) K.P. Loganathan	Manju Foundations Private Limited	Counsel for Complainants present Counsel for Respondent present and filed counter along with typed set document with cost paid to the Complainants is recorded. Posted to 04.09.2024 for arguments
18	034/2024	Arihant Farm Developers	1) Manju Foundations Private Limited 2) Pedro Developers Limited	The Counsel for Complainant present. Counsel for Respondent present and filed counter with cost paid to the Complainant is recorded. Posted to 04.09.2024 for arguments
19	E.P.No.29/2023 in C.No.291/2019	Col. C.M. Unnithan	Army Welfare Housing Organisation (AWHO)	The Counsel for the Execution Petitioner present. The Counsel for Respondent present. As already there is an order of Interim stay by the Hon'ble High Court of Madras, the matter is posted to 23.10.2024. The Memo filed by the Respondent to this effect is recorded.
20	E.P.No.15/2024 in C.No.29/2023	Greens Apartment Owners Welfare Association- Jalladianpettai	1) Selene Estates Limited 2) India Bulls Real Estates Ltd. 3) Ozone Projects Private Limited	The Counsel for the Execution Petitioner present The Counsel for 1st Respondent filed Counter Affidavit is recorded The Counsel M/s. Chandramounli Prabhakar for Respondent-3 present and files vakalat which is recorded. Posted to 28.08.2024 for arguments.

21	94/2023	C. Deepika	Casagrand Horizons Private Ltd	The Complainant party in person present. The Counsel for the Respondent present. At the request of both the parties, posted to 28.08.2024 for filing written arguments finally.
22	026/2024	R. Sivakamasundari	State Bank of India Officers' Association (SBIOACC)	The Counsel for Complainant present The Counsel for Respondent present. The Counsel for Respondent filed Counter Affidavit which is recorded. The Complainant Counsel wanted to file Rejoinder to the Counter filed by the Respondent. Posted to 04.09.2024 for Rejoinder by the Complainant
23	029/2024	Milano Orchard Flat Owners Association	Al Ameen International Ltd. & 6 Others	The Counsel for Complainant present The Counsel M/s. A Saravanan files vakalat for Respondents-1 to 5 & 7 which is recorded. The Counsel for Respondent-1 files Counter which is recorded. The Memo filed by the Respondents-3, 4 and 5 adopting the Counter filed by the 1st Respondent in C.No.29 of 2024 along with typed set documents is recorded. The typed set papers filed by the Complainant is recorded The Respondent-2 is directed to comply with the orders of the Authority dated 10.07.2024 within two weeks and file Compliance report on or before next hearing. The cost paid by the Respondent is recorded. Posted to 04.09.2024 .
24	030/2024	Casagrand Asta Apartment Owners Association	Casa Grande Shelter LLP	The Counsel for Complainant present The Counsel for Respondent present and files counter which is recorded. Posted to 04.09.2024 for arguments

25	E.P.No.53/2023 in C.No.152/2022	T.G. Parthasarathy	Land Mark Constructions	<p>The Counsel for the Execution Petitioner present</p> <p>The Counsel for Respondent present and seek time to file Counter.</p> <p>The Cost Rs.10,000/- imposed already shall be paid to the Complainant on or before 12.08.2024 by the Respondent and file a Memo to this effect.</p> <p>At the request of the Respondent Counsel, posted to 04.09.2024 for Counter finally.</p> <p><u>No more dates.</u></p>
26	031/2024 (Arguments)	N. Muthukumran	Casa Grande Smart Value Homes Pvt. Ltd.	<p>The Complainant party in person present</p> <p>The Counsel for Respondent present</p> <p>The Counsel for Respondent sought time for filing written arguments, as settlement talks are going on.</p> <p>Posted to 28.08.2024 and in the meantime parties shall file written arguments on or before 20.08.2024.</p>
27	025/2024 (Arguments)	1) Rahul Gupta 2) Bhupender Singh	1. Evita Constructions Pvt. Ltd. 2. Lucifer Constructions Pvt. Ltd.	<p>The Counsel for Complainants present.</p> <p>The Counsel for Respondents present</p> <p>Both the parties are directed to settle the matter amicably.</p> <p>Posted to 11.09.2024</p>