

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 09-10-2024

Sl.N o.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1	121/2024	1.I.Vinoj Daniel 2.J.Nithya	1.M/s.Rajkham Infra Pvt Ltd. 2.Shriram Housing Finance Limited.	The Complainants Counsel present. The Counsel for 1st Respondent present For 2nd Respondent the Counsel M/s. V.Balasubramani present and filed vakalat along with NOCs in respect of all the complaints. The Counsel for Complainants submitted that the issue was settled between the parties and filed a Memo praying to withdraw the above complaints filed by them. In view of the Memo filed by the Complainants, the Authority closed the above complaints as settled.
	122/2024	1.K.Vinoth 2.G.Thenmozhi		
	123/2024	Krishna Chaitanya		
	124/2024	1.Sebastian P.Swamidoss 2.Premalatha Sebastian		
	125/2024	B.Janarthanan		
	126/2024	1.K.Brito Raja 2.Mrs.Jose Arockia Ramola		
2	047/2024	S. Lavanya	S.R. Construction	Both the Complainant and the Respondent called absent. During the last hearing on 21.08.2024 both the Complainant and the Respondent were absent and hence posted for today finally. Therefore, the Authority dismissed this Complaint for non prosecution.

3	86/2024	1) Brajesh Khanna 2) Sujata Mody	VGN Property Developers Pvt. Ltd.	The Counsel for Complainants present The Counsel for the Respondent present and filed Counter today with copy served on the Counsel for the Complainants. Posted to 20.11.2024 for arguments. Both the parties shall exchange the written submission of arguments on or before 13.11.2024.
4	88/2024	1) Sasikala R 2) Rajeshkumar S	KG Foundations (P) Limited	The Complainants party in person present The Counsel for Respondent present and sought time to file Counter. The Authority directs the Respondent to pay the cost of Rs.2,500/- to the Chief Minister's relief fund on or before 13.11.2024 and file a Memo to that effect. Posted to 13.11.2024 for filing Counter finally.
5	89/2024	Prestige Silver Springs Villa Owners Association	1) Prestige Southcity Holdings 2) Ratnavara Developers LLP	The Counsel for Complainant present Counsel for 1st Respondent and the Counsel for the 2nd Respondent present. The Counsel for 1st Respondent filed Counter with copy served on the Counsel for the Complainant which is recorded. The Counsel for 2nd Respondent sought time to file Counter. The Authority directs the 2nd Respondent to pay cost of Rs.2,500/- towards Chief Minister's Relief fund and file memo to this effect. Posted to 20.11.2024 for filing Counter by 2nd Respondent finally.

6	90/2024	Vinu Priyanga. R	1) J.M. Ahmed Sirajuddin 2) Kidar Hussaini 3) J.M. Muneer Ahamed 4) J.M. Ibrahim	The Counsel for Complainants present Respondents called absent The Respondent has not followed the direction given by this Authority on earlier occasion on 23.08.2024. Hence, the Respondent is directed to be present during next hearing without fail. In the meantime, the Counsel for the Complainant represented that their car parking is trespassing by the 3rd parties with the help of the Respondents. Hence, the Authority directs the Respondents to maintain the status-quo. Posted to 20.11.2024.
7	91/2024	R. Anu Priyanga		
8	92/2024	Madhukar Nandigam	Selene Estates Ltd (Now known as Ozone Group Greens)	Both the Complainant and the Respondent called absent. Posted to 27.11.2024 for filing Counter finally.
9	93/2024	1) Dr. Jyothi Pramod 2) Dr. Arcot Pramod Roy	M/s.Vencer Projects Rep by Authorised Partners 1.Mr.Diwakar Narasimhan 2.Mr.K.Ravi 3.Mrs.Devipriya	The Complainants party in person present The Counsel for Respondent-1 present The Counsel for Respondents-2 & 3 present The Respondents sought time to file Counter. The Authority directs the Respondents to pay the cost of Rs.2,500/- each to the Chief Minister's Relief fund on or before 13.11.2024 and file a memo to this effect. Posted to 20.11.2024 for filing Counter by all the Respondents finally.

10	95 to 105/2024	Shriram Properties Limited	1) Anugraha Real Value Services (Chennai) 2) Cybercity Mangadu Project Pvt. Ltd.	The Counsel for Complainants present. Respondent-1 called absent The Counsel for Respondent-2 present and sought time to file Counter The Authority directs the Counsel for Complainants to effect private notice to the Respondent-1 and file proof affidavit with this Authority. The Authority also directs the 2nd Respondent to pay cost of Rs.2,500/- towards Chief Minister's Relief fund and file a memo to this effect. Posted to 20.11.2024 for filing Counter by the Respondents finally.
11	109/2024	Steller Apartments Owners Association	Raunaq Foundations	The Complainant called absent. The Counsel for Respondent M/s.Malathy Gopi present and sought time to file vakalat and Counter. The Authority also directs the Respondent to pay cost of Rs.2,500/- towards Chief Minister's Relief fund and file a memo to this effect. Posted to 20.11.2024 for filing vakalat and Counter finally.
12	110/2024	1) K. Chandrasekar 2) Kalpana Chandrasekar	Case Grande Smart Value Homes Private Limited	The Complainants party in person present. The Counsel for Respondent present and filed Counter with copy served on the Complainant Counsel. The Complainant has submitted that the Respondent is denying to take measurement in his apartment for interior work. The Authority directs the Respondent to co-ordinate with the Complainant and permit them to take measurement for interior work. Posted to 27.11.2024 for arguments

13	115/2024	Sky Dugar Apartments Owners Association	Dugar Housing Limited	The Counsel for Complainant present. Respondent called absent The Authority directs the Respondent to pay the cost of Rs.2,500/- towards Chief Minister's Relief fund on or before 13.11.2024 and file a memo to this effect. Posted to 20.11.2024 for filing vakalat and Counter finally.
14	E.P.No.21/2024 in C.No.30/2022	Karicheti Raghava Rao	Casa Grande Home Private Limited	The Execution Petitioner called absent. The Counsel for Respondent present and filed Compliance Affidavit and undertook to serve copy to the Complainant by post on or before 13.11.2024. Posted to 20.11.2024 for arguments.
15	E.P.No.22/2024 in C.No.92/2023	S. Venkatesh	G.K.S. Technology Park Private Limited	The Counsel for Execution Petitioner present. The Counsel for Respondent present and sought time to file vakalat and counter. The Authority directs the Respondent to pay the cost of Rs.2,500/- towards Chief Minister's Relief fund on or before 06.11.2024 and file a memo to this effect. Posted to 13.11.2024 for filing vakalat and Counter finally.
16	E.P.No.23/2024 in C.No.62/2023	Karthikeyan Chandrasekaran	Casa Grand Builder Private Ltd	The Execution Petitioner called absent. The Counsel for Respondent present and sought time to file counter. The Authority directs the Respondent to pay the cost of Rs.2,500/- towards Chief Minister's Relief fund on or before 13.11.2024 and file a memo to this effect. Posted to 20.11.2024 for filing Counter finally.
17	E.P.No.10/2024 in C.No.246/2019	Shobana Subramanian & Varun Gopal	1. 1) L & T South City Projects Pvt. Ltd. (Now known as Pragma South City Projects 2. Pvt. Ltd.) 2) L & T Realty Ltd.	The Execution Petitioners party in person present. The Counsel for 1st Respondent present. The Counsel for 2nd Respondent present Both the Counsels for Respondents again sought time to file Compliance Affidavit.

	E.P.No.11/2024 in C.No.247/2019	Sadhana Subramanian & V. Subramanian		The Authority directs both the Respondents to pay the cost of Rs.2,500/- each towards Chief Minister's Relief fund on or before 13.11.2024 and file a memo to this effect. Posted to 20.11.2024 for filing Compliance Affidavit finally.
18	029/2024	Milano Orchard Flat Owners Association Represented by its President	1.M/s. Al Ameen International Ltd.& 6 Others	The Counsel for Complainant present The Counsel for Respondents-1, 3, 4 and 5, present and filed Compliance Memo along with documents with copy served on the Counsel for Complainant. The 2nd Respondent party in person present. The Counsel for Complainant wanted to file rejoinder to the Compliance Memo filed by the Counsel for Respondents-1, 3, 4 and 5. Posted to 20.11.2024.
19	100/2023	P.Balasundaram	L.Ernest Peter Lawrence M/s.Bharati Constructions	The Counsel M/s. P. John Victor for Complainant present and filed vakalat which is recorded. The Counsel for the Complainant sought time to file set aside petition The Counsel for Respondent Promoter present. Posted to 04.12.2024 for filing set side petition with copy served on the Respondent.
20	65/2023	Thiru S. Elangovan	Thiru N. Sivarajan M/s. Sri Narayana Foundation Real Agencies	The Complainants party in person present The Respondent party in person present The direction given by the Authority to settle the issue is not complied by the Respondent. Hence this Authority directs the Respondent to pay cost of Rs.1000/- to each Complainant before 21.10.2024. Posted to 23.10.2024 for reporting settlement finally.
	66/2023	Thiru A. Sankar		
	67/2023	Thiru S.R. Anand		
	68/2023	Thiru R. Selvaraju		
	69/2023	Tmt. S. Jothi		
	70/2023	Thiru S. Chidambaresan		
	71/2023	Thiru R. Thiyagarajan		
	72/2023	Thiru J. Jayanth Kumar		
	73/2023	Thiru R. Chelladurai		
74/2023	Tmt B. Vijayalakshmi			

	75/2023	Thiru M. Babu		
21	E.P.No.23/2023 in C.No.292/2021	Hiranandani Amalfi Owners Association	Hiranandani Realtors Pvt. Ltd.	<p>The Counsel for Execution Petitioner present The Counsel for Respondent present. The Counsel for Execution Petitioner filed a Memo which is recorded The Counsel for Respondent sought time to file the list of items handed over to the Execution Petitioner. The Authority directs the Respondents to pay the cost of Rs.2,500/- towards the Chief Minister's Relief fund on or before 06.11.2024 and file a memo to this effect. Posted 13.11.2024 to file list of items handed over to the Execution Petitioners finally.</p>
22	C.No.019/2023	AL. Meenakshi Sundaram & 34 Others	M/s. Shriprop Structures Pvt. Ltd. Rep. by its Directors & 2 Others	<p>The Complainants Counsel present The Counsel for Respondent -1 present The Counsel for Respondent -2 present The Counsel for Complainant is again sought time to file comparison table showing the reliefs sought in Complaint No.119 of 2020 and compare the same with Complaint Nos.19 of 2023 and 139 of 2023. The Counter has also not filed by Respondent to the Impleading Petition filed by the Complainant C.No.19/2023. Posted to 04.12.2024 for filing comparison table showing the reliefs sought in Complaint No.119 of 2020 and compare the same with Complaint Nos.19 of 2023 and 139 of 2023 by the Complainant and for filing Counter by the Respondent to the Impleading Petition filed by the Complainant.</p>
23	C.No.139/2023	S. Venkateswaran & 5 Others		

24	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 for Execution Petitioner filed EA which is recorded Posted to 04.12.2024.
25	E.P.No.25/2024 in C.No.49/2023	B. Vinoth	Rajkham Infra Private Ltd.	The Counsel for Execution Petitioner present. The Counsel for Respondent present. The Counsel for Respondent handed over NOC to the Counsel for Execution Petitioner. The Counsel for the Execution Petitioner filed Memo to that effect which is recorded. In view of the above the Authority closes the Execution Petition as settled.
26	106/2024	1) M. Palani 2) P. Vinothkumar	1) Rajkham Infra Pvt. Ltd. 2) Shriram Housing Finance Ltd.	The Counsel for Complainants present. Also the Complainants party in person present in C.Nos.106, 111, 113 and 114/2024. The Counsel for Respondent-1 present The Counsel for Respondent-2 present The Complainant in C.No.106/2024 received NOC from the Counsel for the Respondent-2. The Memo also filed to that effect and this Authority closed the Complaint No.106/2024 as settled. The Authority directed the Respondent-1 & 2 to file a detailed Counter in C.Nos.111 to 114/2024 with copy served on the other side. Posted to 20.11.2024.
	111/2024	S. Rajaraman		
	112/2024	1) Sajith Menon K. 2) Nisha K.M.		
	113/2024	1) Sai Krithika 2) S. Rajaraman		
	114/2024	1) K.K. Kumaran 2) K. Suganthi		
27	040/2024	Mahjabeen Ahmed	Alameen International Ltd.	Both the Complainant and the Respondent called absent. Posted to 04.12.2024 for arguments.

28	105/2022	VME Lakeside Owners Welfare Association Represented by its Secretary, Thiru S. Karthikeyan	1) M/s. VME Realty Pvt. Ltd. Represented by its Managing Director Thiru V. Manickam 2) M/s. Stanza Living Represented by its Director	The Complainant Counsel present. The Counsels for Respondent-1 and 2 present At the request of the Counsel for the Respondent-1, posted to 13.11.2024 for arguments finally. In the meantime the parties are directed to exchange the written arguments on or before 26.10.2024.
29	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. Respondent-3 called absent The Counsel for Complainant filed IA for receiving additional documents which is recorded. Posted to 04.12.2024 for filing Counter by the Respondents in IA.
30	37/2024	Thiru K.D. Prem Kumar	M/s. Alliance Villas Pvt. Ltd. Represented by its authorised signatory Thiru Dega Srinivasulu Reddy	The Counsel for Complainant present and sought time to make arguments. The Respondent called absent. At the request of the Counsel for Complainant, posted to 04.12.2024 for arguments finally.
31	103/2023	(Capt.) V.J. Pushpa Kumar	M/s. SAS Hotels and Enterprises Limited Represented by Authorised Signatory & Governing Directors, Mr. Ravi Appaswamy & Mr. Rohit Ravi	Counsel for Complainant present Counsel for Respondent present and filed written submission of arguments with copy served on the counsel for the Complainants. The Authority directs the Complainant to file written submission of arguments, if any, on or before 23.10.2024 with copy served on the Respondent. Reserved for orders.

32	014/2024	P.S.Saravanan	1) M/s. Olympia Tech Park (Chennai) Pvt. Ltd. 2) The Secretary Olympia Opaline Flat Owners Association	The Counsel for Complainant present The Counsel for 1st Respondent present. The 2nd Respondent called absent The Counsel for Respondent-1 sought time for arguments. Both the parties made detailed arguments. The written submission of arguments already filed by both the parties. Posted to 20.11.2024 for further arguments.
33	64/2023	R. Sivakumar	Vijay Raja Homes Pvt. Ltd.	The Counsel for Complainant present. The Counsel for Respondent present along with CEO of the Respondent company. The Authority heard the parties and directed the Respondent to rectify the defects as mentioned in the inspection report and file a compliance report. Posted to 20.11.2024 for reporting compliance or arguments finally.

34	106/2023	Nalam Home Owners Association (NHOA)	Mahindra Lifespace Developers Limited (MLDL)	<p>The Counsel for Complainant present.</p> <p>The Counsel for Respondent present and filed status report which is recorded.</p> <p>Both the parties made their additional oral submissions.</p> <p>The Complainant Counsel submitted that there is no car parking in the approved plan.</p> <p>The Authority nominates Er. M. Krishnamoorthy, Executive Engineer (Retd.), PWD to inspect the project site of "Mahindra Happinest Avadi" "C" Block developed by the Respondent Promoter with reference to the (1) STP, (2) WTP, (3) Food waste treatment plant and it is operational, (4) provision of surveillance camera as promised in the brochure, (5) vehicle driveway by replacing the pavement with concrete floor as in other blocks, (6) provision of DG supply in common areas (7) WTP water pressure in 3rd and 4th floors to ensure uninterrupted water supply, (8) To clear non-C Block vehicle allocation made by the Developer and (9) construction of concrete compound wall at the outer extent of the property as mentioned in the Complaint on or before 20.11.2024 and he will be paid a honorarium of Rs.30,000/- inclusive of travel expenses for this assignment.</p> <p>This Authority directs the Complainant Allottee and the Respondent Promoter to deposit Rs.15,000/- each with this Authority before 30.10.2024. On receipt of payments from both sides, after giving notice to the parties before</p>
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35	94/2023	C. Deepika	Casagrاند Horizons Private Limited	<p>The Complainant party in person present</p> <p>The Counsel for Respondent present and again sought 2 weeks time for reporting settlement.</p> <p>The Authority directs the Respondent to pay cost of Rs.2,500/- to the Complainant along with interest for settlement amount at the rate of interest arrived by both the parties.</p> <p>Posted to 13.11.2024 for reporting settlement or arguments.</p>
36	60/2023	M/s. BPCL Staff Residence Welfare Society Rep. by its Secretary, Tiru Ezhilan	1) M/s. Lakshmi Royal Home Constructions & 7 Others	<p>The Complainant Counsel present.</p> <p>The Counsel for Respondents-1 to 4 and 7 present</p> <p>The Counsel for Respondent-5 present and filed a Memo along with order of the Hon'ble High Court of Madras in W.P.No.28079/2024 dated 20.09.2024 which is recorded</p> <p>All other Respondents absent</p> <p>The Authority heard all the parties and directed the Counsel for the Complainants Association to collect the details from the individual Allottees about the amount collected from each Allottees and receivables from each Allottees duly signed by each Allottees and handover the details to the erstwhile promoter as well as to the new Developer with copy marked to the 5th Respondent within 2 weeks from the date of this order.</p> <p>Posted to 13.11.2024.</p>