

**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 10-07-2024

Sl. No.	C.No.	COMPLAINANT(S)	RESPONDENT(S)	Proceedings
1.	85/2023	1) Thiru Alagapuri Thiruvalluvan 2) Tmt. Ramalakshmi	1) M/s. Ashwath Homes Rep. by its Managing Partner Thiru S. Nandakumar 2) Thiru S. Hariharan 3) Thiru S. Vignesh	Complainants absent. For Respondent, the Counsel M/s. Ganesh and Ganesh present under change of vakalat. Posted to 28.08.2024 for vakalat and Counter finally. No more dates.
2.	086/2023	S.Murugan & S.Tamil Selvam	M/s. Green Choice Construction Company Pvt Ltd.	The Counsel for Complainants present. Respondent absent. The Rejoinder filed by the Complainants is recorded Posted to 28.08.2024
3.	022/2024 023/2024 024/2024	E.Nandakumar M.Gautam K.Jaya	M/s.RCC E Construct Private Limited	Representing Counsel for all the Complainants present Respondents absent The Counsel for Complainants submitted that the complaints are likely to be settled. Posted to 28.08.2024 for reporting settlement or for Counter finally. No more dates.
4.	026/2024	R.Sivakamasundari	State Bank Of India Officers Association Chennai Circle (SBIOACC)	The Counsel for Complainant present The Counsel for Respondent present. At the request of the Counsel for Respondent, posted to 07.08.2024 for Counter finally. No more dates.
5.	027/2024	Aurum Villas Owners Association	Sylvanus Builders & Developers Ltd.	The Counsel for Complainant present The Counsel M/s.Anil Relwani for Respondent present and files vakalat which is recorded. Posted to 28.08.2024.
6.	028/2024	Mahendar Rao	Ozone Projects Pvt Ltd.	The Counsel for Complainant present The Counsel M/s.Chandramouli Prabhakar for Respondent present and filed vakalat which is recorded.

				<p>The Affidavit filed by the Respondent is recorded</p> <p>Parties report of impending settlement.</p> <p>Posted to 31.07.2024 for reporting settlement or Counter finally.</p>
7.	029/2024	Milano Orchard Flat Owners Association	M/s.AI.Ameen International Ltd.	<p>The Counsel for Complainant present</p> <p>For Respondent no vakalat filed and the representing Counsel for Respondent prays for time to file vakalat.</p> <p>The Counsel for Complainant brought out certain defects in the commercial block of the project which posing threats to human life around the area which must be rectified forthwith and compliance reported for the same by 15.07.2024 by way of a Memo to be filed by the Respondent in this regard.</p> <p>The Complainant shall lodge a complaint with Police and Fire Department and the office of this Authority shall also address the concerned Authorities by taking measures to prevent any threat to the life of residents and the property in this project.</p> <p>The representation submitted by the Complainant in this regard is recorded.</p> <p>Posted to 07.08.2024 for Counter finally by the Respondent at cost Rs.2,500/- to be paid to the Complainant.</p>
8.	030/2024	Casagrand Asta Apartment Owners Association	M/s.Casagrande Shelters LLP.	<p>The Counsel for Complainant present</p> <p>The Counsel for Respondent present and files vakalat in the name of M/s.Ganesh and Ganesh which is recorded.</p> <p>Posted to 07.08.2024 for Counter finally.</p>
9.	031/2024	N.Muthukumaran	M/s.Casagrande Smart Value Homes Pvt Ltd.	<p>The Complainant party in person present</p> <p>The Counsel M/s.Ganesh and Ganesh for Respondent present and filed vakalat which is recorded.</p> <p>The Counter filed by the Respondent is recorded.</p> <p>The rival parties shall exchange their written arguments on or before 4.08.2024.</p> <p>Posted to 07.08.2024 for arguments.</p>
10	32/2024	Brizozone Property Holdings Pvt Ltd	Ozone Projects Pvt Ltd	<p>The Counsel for Complainant present</p> <p>The Counsel M/s.Chandramouli Prabhakar for Respondent present and files vakalat which is recorded.</p> <p>The Affidavit filed by the Respondent is also recorded.</p>

				<p>The Counsel for Respondent submitted that they undertake to settle the matter.</p> <p>The Complainant has also undertaken that the apartment is ready and willing to take over the possession.</p> <p>The Respondent is directed to ensure that the handover of the apartment is completed before 31.07.2024 and compliance reported since both the parties are agreeable to settle the matter as it is.</p> <p>Posted to 07.08.2024 for reporting compliance.</p>
11	019/2024	M/s. Emerald Haven Development Ltd	N. Ramprakash	<p>The Counsel for the Complainant present</p> <p>The Counsel for the Respondent present and filed Counter with cost paid to the Complainant which is recorded.</p> <p>Posted to 28.08.2024 for argument and both the parties are advised to exchange written arguments on or before 21.08.2024 so as to complete the arguments on 28.08.2024.</p>
12	110/2023 111/2023 112/2023 113/2023 114/2023 115/2023 116/2023 117/2023 118/2023	Thiru Rajesh Narayan Dwivedi Thiru S. Saravanvel Thiru Pradeep Sivakumar Tmt. Saroja Rani Jayaprakash Thiru CT Murugappan Thiru M. Selvamuthu Thiru Vijay Perumal Thiru S. Arun Thiru S. Srivatsan	KSM Nirman Pvt Ltd	<p>Complainants absent</p> <p>The Counsel for the Respondent Promoter present and files proof of service which is recorded.</p> <p>Posted to 25.09.2024 for Counter of the Complainant on the I.A.No.7/2024 at cost Rs.2,500/- to be paid to the Respondent on or before the date of next hearing.</p>
13	E.P.No.15/2024 C.No.29 of 2023	M/s. Greens Apartment Owners Welfare Association- Jalladianpettai	1. M/s. Selene Estates Limited Rep. by its Director 2. M/s. India Bulls Real Estates Ltd. 3. M/s. Ozone Projects Private Limited	<p>The Counsel for the Execution Petitioner present</p> <p>The Counsel M/s. Chandramounli Prabhakar for Respondent-1 present and files vakalat which is recorded. The Counsel for Respondent-1 also undertook to file vakalat for Respondent-3.</p> <p>Respondent-2 absent.</p> <p>Posted to 07.08.2024 for private notice on Respondent-2 by the Complainant and vakalat and counter by Respondent-3.</p>
14	E.P.No.16/2024 C.No.022/2023	Dr. N. Jayanthi	M/s. Dugar Housing Limited	<p>The Counsel for the Execution Petitioner present</p> <p>For Respondent, the Counsel M/s. K.V. Bhashyam Chari present and filed</p>

				<p>vakalat which is recorded. Posted to 31.07.2024 for filing Counter finally. No more dates.</p>
15	E.P.No.17/2024 C.No.38/2023	1.Thiru K. Arangannal 2. Tmt. A. Arasi	M/s. Dugar Housing Ltd	<p>The Counsel for the Execution Petitioner present For Respondent, the Counsel M/s. K.V.Bhashyam Chari present and filed vakalat which is recorded. Posted to 31.07.2024 for filing Counter finally. No more dates.</p>
16	E.P.No.23/202 C.No.292/2021	Hiranandani Amalfi Owners Association	M/s. Hiranandani Realtors Pvt. Ltd.	<p>The Counsel for the Execution Petitioner present The Counsel for the Respondent present The Counsel for Execution Petitioner filed written submission of arguments which is recorded. The Respondent counsel submits that there is certain order passed in the C.No.292/2021 stands in the favour of the Complainant after going to the Appeal process at the Hon'ble Appellate Tribunal. The Respondent counsel also submits that the documents required by the Complainant have already been furnished and the Respondent would submit the copy of the receipt of handing over of these documents to the Complainant. At the request of the Respondent Counsel posted to 14.08.2024 for filing additional counter as well as documents to show the handing over of the required papers to the Complainant.</p>
17	E.P.No.03/2024 C.No.146/2022	1.Dr.Preethi 2. Thiru Arjun Ramesh Iyer	M/s. Ozone Projects Pvt. Ltd.	<p>The Counsel for the Execution Petitioners present. The Counsel for Respondent present The Counsel for the Execution Petitioners submits the e-mail confirmation of NOC from the Respondent. Both the parties report impending settlement. Posted to 31.07.2024 for reporting settlement.</p>
18	E.P.No.03/2023 C.No.119/2020	Shriram Shankari Flat Owners Welfare Association (SSFOWA)	M/s. Shriprop Structures Pvt. Ltd.	<p>The Counsel for Complainant present. The Counsel for Respondent present. The Respondent Counsel files Counter and the Affidavit which is recorded. Posted to 08.08.2024.</p>

19	019/2023	AL. Meenakshi Sundaram & 34 Others	1.M/s. Shriprop Structures Pvt. Ltd 2.Shriram Shankari Flat Owners Welfare Association (SSFOWA) 3.Shriram Shankari Apartment Owners Association	The Counsel for Complainant present. The Counsel for Respondent-1 present The Counsel for Respondent-2 present. Posted to 08.08.2024.
20	139/2023	Tvl.S.Venkateshwaran & 5 Others	1)M/s.Shriprop structures Pvt.Ltd. 2)Shriram Shankari Flat Owners Welfare Association, (SSFOWA) 3)Shriram Shankari Apartment Owners Association	The Counsel for Complainants present The Counsel for Respondent-1 present. The Counsel for Respondent-2 present Respondent 3 absent. The Counsel for Respondent-2 undertakes to file vakalat on the basis of IA which is recorded. Posted to 08.08.2024.
21	65/2023 66/2023 67/2023 68/2023 69/2023 70/2023 71/2023 72/2023 73/2023 74/2023 75/2023	Thiru S. Elangovan Thiru A. Sankar Thiru S.R. Anand Thiru R. Selvaraju Tmt. S. Jothi Thiru S. Chidambaresan Thiru R. Thiyagarajan Thiru J. Jayanth Kumar Thiru R. Chelladurai Tmt B. Vijayalakshmi Thiru M. Babu	Thiru N. Sivarajan M/s. Sri Narayana Foundation	The Complainants party in person present. The Counsel for Respondents present along with Respondent . At the request of the Respondent Counsel posted to 31.07.2024 finally.
22	E.P.No.37/2023 C.No.31/2022	Mahidhara Central Owners Welfare Association (MCOWA)	M/s. Mahidhara Projects Private Limited	The Counsel for the Execution Petitioner present. Representing Counsel for Respondent present and sought time to make arguments. At the request of the Respondent Counsel posted to 31.07.2024 finally for arguments at cost Rs.5,000/- to be paid to the Complainant. No more dates.
23	094/2023	Ms. C. Deepika	M/s. Casagrاند Horizons Private Limited	The Complainant party in person present. The Counsel for the Respondent present. At the request of the rival parties, posted to 07.08.2024 for reporting settlement or arguments finally.

24	50/2023	Kavimani, A1,B1,C1,D1 & W,X,Y,Z Block Site Owners Association	Mrs.Jothi Sornalatha & 15 Ors	The Counsel for Complainant Association present. Respondent-1 absent. Respondent-2 absent The Counsel for Respondents-3 to 7 and 15 present. Respondent-9 party in person present and also represented Respondent-8. The Counsel for Respondent-14 present. All other Respondents absent. The parties agreed to have one more round of talks to come at consensus with regard to carrying out the project forward. Posted to 21.08.2024 for arguments finally.
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