

**BEFORE THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)****PRESENT: Thiru.Adv. M.Krishnamoorthy, Member 3****Calling: 03.00 P.M****LIST OF CASES HEARD ON 11-09-2024**

<b>Sl.N o.</b>	<b>Complaint No.</b>	<b>Name of the Complainant</b>	<b>Name of the Respondent</b>	<b>Proceedings</b>
1	116/2024	1.V.M.Dhamaraiselvi 2.K.Vijayavignesh Rep.by POA Dhamaraiselvi	1.R.Muthukrishnan alias Ashwin Muthukrishnan 2.Seetha Muthukrishnan 3.Kripa Chandrakantan 4.Karthik Krishnan 5) M/s. Sumanth & Co	The Counsel for the Complainants present. The Counsel M/s.R.Narayanan for 5th Respondent present and filed vakalat. Respondents-1 to 4 absent. The Counsel for 5th Respondent stated that he represents only for Respondent-5 as there is a dispute between the Respondents-1 to 4 and 5. The Complainants are directed to issue private notice to the Respondents-1 to 4 and file proof of service with this Authority. Posted to 13.11.2024 for filing Counter.
2	117/2024	K.Namasivayam	M/s.Casa Grande Smart Value Homes Pvt Ltd	The Complainant party in person present. For Respondent, the Counsel M/s.Ganesh and Ganesh present and undertook to file vakalat. Posted to 13.11.2024 for filing vakalat and Counter
3	118/2024	Alex Madhavan	1. M/s.ACE Homes 2. Krishna Kumari	The Complainants party in person present. Notice to Respondents served and called absent. Posted to 13.11.2024 for filing Counter.
4	120/2024	1.Mrs.Rajani Sudarshan 2.M.G.Ramachandran	M/s.Shriprop Properties Private Limited	The Counsel for Complainants present. For Respondent, the Counsel M/s.Leela & Co. present and undertook to file vakalat along with Counter. In the meantime, the complainants Counsel is directed to serve copy of the Complaint along with typed set documents if any, to the Respondent on or before 25.09.2024. Posted to 13.11.2024 for filing vakalat and Counter.

5	E.P.No.26/2024 in C.No.011/2023	M/s.Sowparnika Grandeur Owner Welfare Association	M/s.Sowparnika Projects & Infrastructure Pvt Ltd	The Counsel for the Execution Petitioner present. For Respondent, the Counsel M/s.T. Shanmugam present and filed vakalat. Posted to 13.11.2024 for filing Counter.
6	E.P.No.19/2021 in C.No.001/2020	K. Balasubramanian	GKS Technology Park Pvt. Ltd. & 5 Others	The Execution Petitioner absent. The Counsel for the Respondents-3 & 4 present All other Respondents absent. The Counsel for Respondents-3 and 4 represented that CMSA is pending before the Hon'ble High Court of Madras. Hence, posted to 13.11.2024.
7	E.P.No.003/2024 in C.No.146/2022	Tvl. Dr. Preethi and Arjun Ramesh	M/s. Ozone Projects Pvt. Ltd.	The Counsel for the Execution Petitioners present. Representing Counsel for Respondent present The Counsel for the Execution Petitions submitted that there is no settlement reached between the parties. Posted to 23.10.2024 for filing Counter and written arguments finally.
8	028/2024	Mahendar Rao	Ozone Projects Pvt Ltd.	The Counsel for Complainant present The Counsel for Respondent present The parties submit that the matter is not settled between them. Hence, the case is posted to 23.10.2024 for reporting settlement or for Counter finally.
9	132/2022	Ravikumar R.	Casa Grande Pvt. Ltd.	Complainant party in person present. The Counsel for the Respondent present and filed written arguments which is recorded. Both the parties are directed to exchange their written arguments. Posted to 06.11.2024 for arguments finally.
10	133/2023	Thiru D. Rajasekhar	M/s. Great Heights Developers LLP	Complainant absent. Counsel for Respondent present. The Complainant in his letter dated 10.09.2024 filed with the Registry of this Authority stating that the matter may be adjourned for 2 months. The Counsel for Respondent also filed Engineer's Report dated 02.09.2024 which is recorded. The case is adjourned to 20.11.2024

11	025/2024	1)Rahul Gupta 2)Bhupender singh	1)Evita Construction Pvt Ltd. 2)Lucifer construction Pvt Ltd.	The Counsel for Complainants present. The Respondents party in person present The Counsel for Complainant submitted that they are trying to solve the issue within two months. Hence, posted to 20.11.2024 for reporting settlement.
12	IA Nos.8 & 9 of 2024 in C.No.37/2023	M/s. Artha Real Estate Corporation Limited	1) Thiru Gurumoorthy Nagarajan 2) Tmt. Vijayalakshmi Ravi	The Counsel for Petitioner/Respondent present. The Counsel for the Respondent/Complainants present. The Counsel for Petitioner/Respondent filed two Settlement Agreements in respect of IA Nos.8 & 9 of 2024 in C.No.37/2023 and IA No.14 & 15 of 2024 in C.No.139/2022 duly signed by both the parties agreeing to the terms and conditions of these settlement agreements and undertake to be bound by the present settlement agreements for all times to come. Accordingly, this Authority closes the I.A. Nos.8 & 9 of 2024 in C.No.37/2023 and IA No.14 & 15 of 2024 in C.No.139/2022 as settled.
	IA No.14 & 15 of 2024 in C.No.139/2022		Ashok Krishnamurthy	
13	IA No.13 of 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 The Counsel for Petitioner/Respondent has filed an Affidavit of Undertaking stating that they will hand over the physical possession of the subject Villa to the Respondent/Complainant and collect the balance sale consideration on the date of execution of sale deed for the undivided share of land pertaining to the above said villa. They also stated that they require a period of 2 weeks from the date of receipt of Affidavit of Acknowledgement from the Respondent/Complainant. The Counsel for Respondent/Complainant has also filed an Affidavit of Undertaking to remit the balance sale consideration on the day of execution of sale deed in their favour. Both the Counsels undertake that they will maintain the confidentiality of the undertaking affidavit and assured that it will not be circulated to any other third parties. Posted to 06.11.2024.

14	IA Nos.10 to 12 of 2024 in C.No.31/2023	M/s. Artha Real Estate Corporation Limited	1) Karthik Selvakumar & 2) Vidodhini Karthik	The Counsel for Petitioner/Respondent present. The Counsel for the Respondent/Complainants present The Respondent/Complainants are directed to file Counter in I.A.No.11/2024. Posted to 06.11.2024.
15	E.P.No.19/2024 in C.No.032/2023	Thiru N. Muthukaruppan Represented by his Power of Attorney Thiru K. Murugesan	1) M/s. Artha Real Estate Corporation Ltd. 2) M/s. Bennett Property Holdings Company Ltd. (BPHCL) 3) Thiru Ranveer Shah	The Counsel for the Execution Petitioner present The Counsel for Respondent present. Posted to 06.11.2024
16	E.P.No.16/2024 in C.No.022/2023	Dr. N. Jayanthi	Dugar Housing Ltd.	The Counsel for the Execution Petitioner present The Counsel for Respondent present Both the parties are directed to file written arguments on or before 16.10.2024 with copy exchanged with each other. Posted to 23.10.2024 for arguments.
17	E.P.No.17/2024 in C.No.38/2023	1) Thiru K. Arangannal 2) A. Arasi	M/s. Dugar Housing Ltd. Rep. by its Director	The Counsel for the Execution Petitioners present The Counsel for Respondent present. Both the parties are directed to file written arguments on or before 16.10.2024 with copy exchanged each other. Posted to 23.10.2024 for arguments.

18	041/2024	Radiance Icon Owners Association	Radiance Reality Developers & 2 Others	<p>The Counsel for Complainant present belatedly</p> <p>The Counsel for Respondents-1 and 2 present and filed common Counter with typed set documents which is recorded.</p> <p>The Counsel for Respondent-3 present and filed IA petition for maintainability.</p> <p>The Counsel for Respondent-3 is directed to serve the copy of maintainability petition to the complainant by post.</p> <p>The Counsel for Respondent-1 and 2 is also directed to serve the copy of the Counter with typed set documents to the complainant by post.</p> <p>Posted to 13.11.2024 for filing Counter, on the maintainability petition filed by the Respondent-3.</p>
19	E.P.No.004/2024 in C.No.66/2022	M/s. Kanchipattinam Villa Owner's Association Karai	M/s. Color Home Developers Private Limited	<p>The Execution Petitioner called absent</p> <p>The Counsel for Respondent present and again sought time to file Counter.</p> <p>Posted to 06.11.2024 for filing Counter finally.</p>
20	136/2023	M/s. Mahindra World City Developers Ltd.	Tmt. Indra Priyadharshini Loganathan	<p>The Counsel for Complainant present and filed written submission in C.No.137/2023. In respect of C.No.136/2023, the written submission has already been filed by the Complainant. The Respondents absent.</p> <p>Paper publication ordered by this Authority not filed by the Complainant.</p> <p>Posted to 06.11.2024.</p>
	137/2023		Thiru Anandraj Moovendhan	
21	65/2023	Thiru S. Elangovan	Thiru N. Sivarajan M/s. Sri Narayana Foundation Real Agencies	<p>The Complainants party in person present</p> <p>The Respondent party in person present</p> <p>The Respondent paid the cost imposed by the Authority to the Complainants is recorded.</p> <p>As the Complainants have reported that no work is in progress, the Authority directed both the parties to make an attempt to settle the issues between them. The Respondent has also assured that he will hand over the land to the respective complainants.</p> <p>Posted to 09.10.2024 for reporting settlement.</p>
	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			

22	E.P.No.23/2023 in C.No.292/2021	Hiranandani Amalfi Owners Association	Hiranandani Realtors Pvt. Ltd.	The Counsel for Execution Petitioner present The Counsel for Respondent present. The Affidavit filed by the Counsel for Respondent is recorded. The Authority directs the Counsel for Respondent to file a list of items handed over to the Complainant on or before 25.09.2024. Posted 09.10.2024.
23	071/2024	Sivaraman G	Central Government Welfare Housing Organisation	The Complainant party in person present The Counsel for Respondent present The Complainant served the copy of the rejoinder on the Counsel for Respondent. Posted to 13.11.2024 for arguments finally.
24	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 Representing Counsel for 1st Respondent present. The 2nd Respondent absent The Counsel for Respondent-1 sought time for arguments. At the request of the Counsel for Respondent-1, posted to 09.10.2024 for arguments finally.
25	145/2023	1) G. Latha 2) D. Giri	Casagrاند Builders Pvt. Ltd.	The Counsel for Complainants present The Counsel for Respondent present. Both the Counsels submitted that there is no compromise reached. Hence the case is posted to 13.11.2024 for reporting settlement or for arguments finally.
26	E.P.No.002/2024 in C.No.138/2021	K.S. Nethranandam	Jain Housing & Constructions Limited	The Counsel for the Execution Petitioner present. The Counsel for Respondent present The Counsel for Respondent filed a written argument which is recorded. Posted to 13.11.2024 for arguments.

27	IA Nos. 17 to 19 of 2024 in C.No.43/2023	1. Thiru Baladandapani 2. Thiru Rahul Thomas 3. Tmt. Krishna Priya Rajasekaran 4. Thiru Parul Shah 5. Kousalya Pari	1) Thiru L.K. Sudhish 2) Tmt. S. Poornajothi (a) Sudhish Poornajothi 3)M/s. Lokaa Developers Pvt. Ltd.	The Applicants absent The Counsel for 1st and 2nd Respondents present and submitted that the case has already been disposed by this Hon'ble Authority and now the impleading petitioners/proposed Respondents filed IA No.19/2024 for impleading themselves in this case. The Respondent 3 absent Hence, the case is posted to 13.11.2024 for arguments.
28	S.R.No.655/2024 (Maintainability)	S.Raja	1.SPR construction Private Limited 2.HDFC Bank Limited	The Complainant party in person present and made submission that there are two escrow accounts are opened by the 1st Respondent in that one account is not approved by this Authority and the 1st Respondent is forcing the complainant to remit the amount in that account. The above submission is serious in nature. The Authority heard the above submission and directed the Registry to number the Complaint.