

**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, Memberr**

**Calling: 03.00 P.M**

**LIST OF CASES HEARD ON 11-12-2024**

<b>Sl.No.</b>	<b>Complaint No.</b>	<b>Name of the Complainant</b>	<b>Name of the Respondent</b>	<b>Proceedings</b>
1	138/2024	E.Rajagopalan	1.M/s.Puravankara Limited. 2.M/s.Provident Housing Ltd.	The Counsel for the Complainants present The Counsel M/s.R.Sathishkumar for Respondents-1 and 2 present and undertook to file vakalat.
2	139/2024	R.Amshalakshmi Rep. By her power agent Thiru.S.Ramesh	3.Cosmo City Residents Welfare Association (CCRWA)	The Counsel M/s.A.R.Sakthivel for Respondent-3 present and filed vakalat in respect of all the complaints.
3	140/2024	K.Gopalan		Posted to 05.02.2025 for filing vakalat by Respondents-1 & 2 and Counter by all the three Respondents.
4	141/2024	S.Narayanan		
5	SR No.376/2024 in E.P.No. /2024 in C.No.123/2020	Thiru Srinivasan Govindarajan	M/s. Casa Grande Shelter LLP Represented by its Managing Partner Thiru M.N. Arun	The Counsel M/s.Yamini G.K. for the Execution Petitioner present and made submissions. The Authority heard the argument partly and posted to 05.02.2025 for further arguments.
6	S.R.No.989/2024	K.Jeyasabarinathan	M/s. Natwest Estates Private Limited Rep. by its Directors 1) Thiru C.H. Eswara Chandra 2) Thiru T.V. Rama Kumar 3) Thiru C.H. Krishna Prasanth	The Complainant party in person present and made detailed submission. Reserved for orders on the maintainability.

7	106/2023	Nalam Home Owners Association (NHOA)	Mahendra Life space Developers Limited	Both the Counsel for Complainant and the Counsel for Respondent present. Both the parties confirmed the receipt of copy of inspection report of the independent engineer. The Counsel for the Respondent filed Memo of Objection in response to the inspection report. In the meantime the Counsel for the Complainant is directed to file their response to the inspection report, if any. Posted to 22.01.2025.
8	E.P.No.01/2023 In C.No.279/2021	M/s. Palm Flat Owners Welfare Association (POWA)	M/s. Alliance Projects	Both the parties called absent Posted to 05.02.2025 for status of CMSA
9	E.P.No.28/2023 In C.No.135/2021	Rhythm Residents Flat Owners Welfare Association, Represented by its President & Authorised Signatory Mr.R.Padmanabhan	1) M/s. Yes & Yes Premier Hi-tech Homes India Pvt. Ltd., Represented by its Executive Director, Thiru B.Ravi 2) Mr. A.K.Balasubramanian	Execution Petitioner called absent. The Counsel for the Respondents present and represented that the CMSA filed before the Hon'ble High Court of Madras is still pending for completion of the mediation process and hence wanted adjournment. Posted to 12.02.2025 for reporting the status of CMSA.
10	122/2023	Crescent Heights Owners Listed Association (CHOLA) Rep. by Thiru R. Vijayan, President	M/s. Sri Sreenivasa Constructions	Both the Complainant and the Respondent called absent. The Complainant, in spite of adjournment of this case for two months from 11.09.2024 as requested by the complainant, is continuously absent during the hearing conducted on 20.11.2024 and today's hearing. Hence, the Complaint is dismissed for default.

11	E.P.No.42/2023 In C.No.336/2019	Dr. Vandana Parvez	1) M/s. IVR Hotels & Resorts Private Limited & 10 Others	Execution Petitioner called absent. The Counsel for Respondent-1 present All other Respondents absent. The Counsel for 1st Respondent represented that the stay granted by the Hon'ble High Court of Madras is still pending. Hence, the case is adjourned to 12.02.2025 for reporting the status of CMSA.
12	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. Respondent called absent. The Counsel for the Execution Petitioner submitted that the CMSA pending before the Hon'ble High Court of Madras is reserved for orders and expected final order shortly. Hence, the case is posted to 12.02.2025.
13	045/2024	H.T. Rajan	Bennet Property Holdings Company Limited	The Complainant Counsel present The Counsel for Respondent present and stated that the settlement talks between the Complainant and the Respondent going on and sought adjournment. Posted to 12.02.2025 for reporting settlement.
14	044/2024	1) Jegan Thirupathi 2) Shobanaram Jeyam	Artha Real Estate Corporation Limited	The Counsel for Complainant present The Counsel for Respondent present. Both the Counsels submitted that negotiation talks towards settlement are going on and sought adjournment. Posted to 12.02.2025 for reporting settlement.
15	C.No.136 /2023	M/s. Mahindra World City Developers Ltd.	Tmt. Indra Priyadarshini Loganathan	Complainant called absent. Respondents already set ex-parte. Posted to 05.02.2025 for further proceedings.
	C.No.137/2023	Represented by its Authorised	Thiru Anandraj Moovendran	

16	E.P.No.24/2024 in C.No.400/2019	M/s. Inseli Park Owners Association	M/s. Jain Housing & Construction Ltd.	The Counsel for Execution Petitioner present. The Counsel for Respondent present and filed Counter with copy served on the Counsel for Execution Petitioner. The cost Rs.2,500/- imposed by this Authority has not been paid by Respondent to the Complainant. Therefore, this Authority directed the Respondent to pay the cost of Rs.2,500/- to the CM's Relief Fund and file a memo to this effect. Posted to 05.02.2025 for argument.
17	94/2023	C. Deepika	Casagrand Horizons Private Limited	The Complainant party in person present. The Counsel for Respondent present. The Complainant filed a Memo of withdrawal of the complaint. Recording the same, the Authority closed this complaint as withdrawn.
18	C.No. 87/2024	1. Ms. Smith Vinit 2. Thiru Vinit Chandran Menon Both represented by their POA Tmt. Preetha Krishna	M/s. Samridhi Unique Spaces LLP Represented by its Managing Director	The Counsel for Complainants present The Counsel for Respondent present and filed Counter by serving copy to the Counsel for the Complainants. Posted to 05.02.2025 for argument.
19	C.No. 94/2024	1. Dr. Sibithooran 2. Tmt. Gayathri	M/s. Samridhi Unique Spaces LLP Represented by its Managing Director	Both the Counsel for Complainants and Respondent present The Counsel for the Respondent filed Counter by serving copy to the Counsel for the complainants. The Respondent has not filed the approved drawings with location of the transformer as directed by this Authority in the last hearing on 13.11.2024. Posted to 05.02.2025 for argument and to submit the approved drawings with location of the transformer as mentioned in the prayer of the complaint.

20	133/2023	Thiru D. Rajasekhar	M/s. Great Heights Developers LLP	<p>Complainant party in person present. Counsel for Respondent present.</p> <p>The Complainant filed a Memo requesting this Authority to nominate an independent engineer to check the quality (sand to cement mix ratio, lifetime, etc.) of the plastering work of the complainant flat No.C303.</p> <p>The Authority directs the Registry to nominate Er. M. Krishnamoorthy, Executive Engineer (Retd.), PWD to inspect the project site of "Sindur Pristine" developed by the Respondent Promoter situated at J.J.Nagar, Madhavaram, Chennai – 600040 with reference to the quality (sand to cement mix ratio, lifetime, etc.) of the plastering work of the complainant flat No.C303.</p> <p>The independent engineer will be paid a honorarium of Rs.10,000/- inclusive of travel expenses for this assignment which will be borne by the complainant as submitted in the Memo filed today by the complainant.</p> <p>This Authority directs the Complainant to deposit Rs.10,000/- with this Authority on or before 18.12.2024. On receipt of payment from the Complainant and after informing both the parties before one week from the date of inspection, the independent Engineer will inspect the project site and submit his report on or before 29.01.2025.</p> <p>Posted to 12.02.2025.</p>
21	143/2023	Khusboo Hiran Kapadia	Ozone Projects Private Limited	<p>Both the Counsel for the Complainant and the Counsel for the Respondent present.</p> <p>The Counsel for the Respondent filed Counter by serving copy to the Counsel for the Complainant.</p> <p>Posted to 05.02.2025 for argument.</p>

22	E.P.No.009/2024 in C.No.010/2023	1.M.Krishnakumar 2.Mrs.Anitha .K	Tamil Nadu Teachers Housing Welfare Trust	The Counsel for the Execution Petitioners present. The Counsel for Respondent present and filed Counter in E.P. with copy served on the Counsel for the Execution Petitioners and also filed Memo for the cost remitted to the CM's Relief Fund. The Counsel for Respondent has also filed EA for maintainability with copy served on the Counsel for the Execution Petitioner. Posted to 29.01.2025 for argument.
23	E.P.No.12/2022 in C.No.125/2020	Serene Kshetra Owner's Association (SKOA) Rep. by its Authorised Signatory/Executive Member, Thiru D. Vijayalakshmi	M/s. Adinath Srinivasa Foundations LLP. Rep. by its Designated Partner	The Counsel for the Execution Petitioner present. The Respondent is represented by Mr.Rahul Jain, Manager of the Respondent Company duly furnishing the letter of authorization from the Respondent Company. The Respondent sought time for getting papers and to file Counter. Posted to 22.01.2025.
24	87/2023	Casa Grande Pavilion Owners Association	Casa Grande Builder Private Limited	The Counsel for Complainant Association present. The Counsel for the Respondent present and filed additional documents with copy served on the Complainant. The case is already reserved for orders but the Respondent has file a re-open petition to file additional documents and for further arguments. Hence, posted to 29.01.2025 for further arguments finally.

25	E.P.No.16/2024 in C.No.022/2023	Dr. N. Jayanthi	Dugar Housing Limited	<p>The Counsel for the Execution Petitioner present The Respondent called absent The Counsel for the Execution Petitioner filed Memo of calculation which is recorded. The counsel for the Execution Petitioner is directed to serve the copy of memo of calculation to the Respondent through RPAD. Posted to 29.01.2025 for arguments finally.</p>
26	E.P.No.17/2024 in C.No.38/2023	1) K. Arangannal 2) A. Arasi	Dugar Housing Ltd	<p>The Counsel for the Execution Petitioner present The Respondent called absent The Counsel for the Execution Petitioner filed Memo of calculation which is recorded. The counsel for the Execution Petitioner is directed to serve the copy of memo of calculation to the Respondent through RPAD. Posted to 29.01.2025 for arguments finally.</p>
27	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)	<p>The Counsel for the Complainant present. The Counsel for the Respondent present. Both the Counsels made their oral submissions. The Authority heard the parties and directed the Counsel for the Complainant to produce copy of the Bye-laws of the Association along with list of office bearers and whether this association is still live. The Authority also directed the counsel for the Respondent to produce copy of the DTCP approval and Form-C registration issued by this Authority. Posted to 05.02.2025 for production of the above documents by both the parties.</p>

28	E.P.No.005/2024 in C.No.226/2021	M/s Raman Vihar Apartments Owners Association	M/s AWHO South Hutments	The Counsel for the Execution Petitioner present and filed typed set document with copy served on the Counsel for the Respondent. The Counsel for the Respondent present. The Authority directed the Counsel for the Respondent to file compliance affidavit. Posted to 29.01.2025 for arguments.
29	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 Counsels for the Execution Petitioner and the Respondent present and made detailed arguments. The Authority heard the parties and reserved for orders.
30	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 Counsels for the Execution Petitioner and the Respondent present and made detailed arguments. The Authority heard the parties and reserved for orders.



31	E.P.No.55/2023 in C.No.88/2022	Thiru K.Shiva Sai	<p>1) M/s. Radiance Realty Developers India Ltd.  Represented by its Managing Director/  Chief Executive Officer</p> <p>2) M/s. Radiance Facility Management Services Pvt. Ltd., Represented by its  Managing Director/Chief Executive Officer</p> <p>3) M/s. Radiance Icon Owners Association(RIOA)  Represented by its President/Secretary/EXCOM</p>	<p>The Counsel for the Execution Petitioner present</p> <p>The Counsel for Respondents-1 &amp; 2 present.  The Counsel for Execution Petitioner sought time for arguments.  Posted to 05.02.2025 for arguments finally.</p>
32	C.No.144/2023	Dr. Arvind Chander	M/s. Casa Grande Coimbatore LLP Rep. by its Authorised Signatory	<p>Both the Counsel for Complainant and the Counsel for Respondent present</p> <p>The Counsel for the Complainant sought time to make oral submission and to file written arguments.  Posted to 08.01.2025 for arguments finally.</p>

33	C.No.59/2023	1) Thiru R. Mahesh Kumar 2) Ms. S. Asha	1) M/s. Sathyam Homes Private Limited Thiru Kannan Nandhakumar Managing Director 2) M/s. One Path Housing & Constructions 3) Thiru N. Janardhanan 4) Thiru N. Anandhan	The Counsel for Complainants present The Counsel for 1st Respondent present and filed written submission of arguments with copy served on the counsel for the Complainants All other Respondents called absent The Authority directed the Counsel for the Complainants to effect private notice to Respondents-2 to 4 and file proof affidavit with this authority. Also the Authority directed the Complainants to produce the original sale deed document No.8510/2019 executed by Ms.Girija on the file of SRO, Thiruporur for perusal of this Authority. Posted to 05.02.2025.
34	C.No.026/2024	Tmt. R. Sivakamasundari	State Bank of India Officers' Association (SBIOACC) Chennai Circle	Both the Counsel for Complainant and the Counsel for the Respondent present. The Counsel for Respondent sought time to make arguments. At the request of the Counsel for the Respondent posted to 18.12.2024 for arguments finally.
35	086/2023	S.Murugan & S.Tamil Selvam	M/s.Green Choice Construction Company Pvt Ltd.	The Counsel for Complainants present. The Respondent called absent. The counsel for Complainants filed written arguments. The Authority directed the Complainant Counsel to serve copy of the written arguments to the Respondent by RPAD. Posted to 05.02.2025 for oral arguments by the Complainants finally.

36	E.P.No.53 of 2023 in C.No.152/2022	Thiru T.G. Parthasarathy	M/s. Land Mark Constructions Rep. by its Proprietor, Thiru T. Udaykumar	The Execution Petitioner party in person present The Respondent called absent. The Authority directed the Respondent Thiru T.Udaykumar for personal appearance during next hearing. Posted to 29.01.2025 for personal appearance of the Respondent.
37	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 Pragya South City Projects 2. Pvt. Ltd.) 2) L & T Realty Ltd.	The Execution Petitioners party in person present. The Counsel for 1st Respondent and the Counsel for 2nd Respondent present. The Counsel for 1st Respondent stated that the issue is pending before the Hon'ble High Court wherein the Hon'ble High court has granted Stay in these proceedings and he also submitted that unless a stay vacation petition is moved by the petitioner the stay ordered will continue as per Hon'ble Supreme Court judgement. The Authority directed the 1st Respondent to produce the copy of the Hon'ble Supreme Court judgement. Posted to 29.01.2025.
	E.P.No.11/2024 in C.No.247/2019	Sadhana Subramanian & V. Subramanian		
38	E.P.No.54/2023 In C.No.143/2020	K.R. Anantharaman	Y. Gangadhar, Managing Director M/s. Ananyakrishnaa Constructions Pvt Ltd	The Counsel for the Execution Petitioner present and made his submissions. Respondent called absent. Reserved for orders
39	048/2024	G.Dhanavathy	The Director M/s.VGP Housing Pvt.Ltd.	Both the Counsel for the Complainant and the Respondent present. The Counsel for the Respondent filed typed set documents with copy served on the other side. The Counsel for the Complainant sought time to file their response to the typed set filed by the Respondent. Posted to 05.02.2025.

40	119/2023	Peal Beach Plot Owners Association	1) M/s. Pearl Beach Promoters Pvt. Ltd.& 5 Others.	The Counsel for Complainant present. The Counsel for Respondents-1 to 5 present. The Counsel for Respondent-6 present and wanted to file additional documents, which they shall file on or before 24.12.2024 by serving copy to the other side. The Authority today allowed the IA No.64/2023 filed by the Complainant to amend the complaint. Posted to 05.02.2025 for arguments.
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