

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 13-06-2024**

Sl.N o.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1	039/2024	1.K.Senthil Kumar 2.S.Kalpana	M/s. Rajkham Infra Pvt. Ltd. Represented by Thiru M. Arumugam	The Counsel Mr. Vijay Vigneshwar for Complainants undertakes to file vakalat. For Respondent-1 the Counsel Mr.Arun undertakes to file vakalat. For Respondent-2 the Counsel Mr.Salim undertakes to file vakalat. The IA No.27/2024 filed by the Complainants is allowed and the Respondent-2 is directed to maintain status quo till disposal of the case. Posted to 03.07.2024 for vakalat and Counter finally.
	046/2024	V.P.Kartikaypriya		
	074/2024	1.Govinda Biswas 2.D.Hemalatha	1.M/s.Rajkham Infra Pvt Ltd. Rep.by Mr.M.Arumugam	
	075/2024	Senthil Thiraviamani S	2.Shriram Housing Finance Limited.	
	076/2024	1.Raguraman V 2.Harini R	Rep. By its Authorized signatory	
	077/2024	1.Kowshik A 2.Ms.Sivagamasundari		
	078/2024	1.Suresh S. 2.Suganya Suresh		
	082/2024	Byna Phanikiran		
	083/2024	1.Ravi Muppalla		
	084/2024	Dhandapani		
085/2024	Hariharan Mani			
2	033/2024	M One Flat Owners Association (MOFOA) Represented by its Secretary Thiru Satya Sundar Sahu	M/s. Lokaa Developers Pvt. Ltd. & 3 Others	Counsel for Complainant present. Respondent absent. Posted to 19.06.2024 for reporting the status of IRP.

3	034/2024	M/s. Arihant Farm Developers Represented by Thiru N. Dinesh Surana (Partner) Now known as Dinesh N. Surana	1) M/s. Manju Foundations Private Limited Represented by Vidhya 2) M/s. Pedro Developers Private Limited Represented by Gourav Bhalla	The Counsel for Complainant present. Notice served to Respondents-1 & 2, but still remained absent, hence treated as ex-parte. Posted to 26.06.2024 for written arguments by the Complainant.
4	035/2024	Thiru Illango Shivaraman	1) The Managing Director Tamil Nadu Housing Board & 2 Others	The Counsel for the Complainant present The Counsel M/s. Ganesh V Arnala for Respondents present and filed vakalat which is recorded. Posted to 24.07.2024 for Counter finally.
5	036/2024	Puthuthamaraiipatti Garden Villas Owners and Residents Welfare Association (VNCT GVORW Association) Represented by its Secretary Thiru M.S. Vignesh	M/s. St. Angelo's VNCT Ventures LLP (Formerly known as VNCT Ventures LLP) Represented by its Partners 1) Thiru C.T. Nagappan 2) Thiru Angelo Rajesh 3) Tmt. Geetha Nagappan 4) Tmt. Sugra Athaide	The Representing Counsel for Complainant present. The Counsel M/s. Thirumalai Rajagopal for Respondents present and filed vakalat along with authorisation which is recorded. Posted to 24.07.2024 for Counter finally.
6	037/2024	Thiru K.D. Prem Kumar	M/s. Alliance Villas Pvt. Ltd. Rep. by its authorised Signatory Thiru Dega Srinivasulu Reddy	The Counsel for Complainant present. For Respondent M/s. Joseph Dorairaj, counsel present and filed vakalat which is recorded. Posted to 24.07.2024 for Counter finally.
7	038/2024	Tmt. N. Karpagam	M/s. Sai Housing & Properties	Complainant party in person present. Notice served, but still Respondent remained absent, hence treated as ex-parte. Posted to 26.06.2024 for written arguments by Complainant.

8	E.P.No.008/2024 in C.No.54/2023	Harisri Flat Owners Welfare Association	1.Stepstone Promoters (P) Ltd, 2.Maruthambal 3.K.Indrani	The Counsel for Complainant present. Notice returned for Respondent-1 with endorsement as “no such person” Notice served to Respondent-2 & 3, but still remained absent, hence treated as ex-parte. Posted to 19.06.2024 for private notice on Respondent-1.
9	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 Complainants present. Notice served to Respondent, but still remained absent, hence treated as ex-parte. Reserved for orders.
10	E.P.No.010/2024 in C.No.246/2019	Shobana Subramanian & Varun Gopal	M/s. L & T South City Projects (P) LTD.	The Complainants absent. For Respondent-1, the Counsel M/s.Krishna Ravindran filed vakalat in respect of both the Execution Petitions which is recorded. For Respondent-2, the Counsel M/s.B.Cholan filed vakalat in respect of both the Execution Petitions which is recorded. The Counsel for Respondent-1 filed a Memo informing the Authority of pendency of CMSA Nos.36 & 37 of 2021 before the Hon’ble Madras High Court. Posted to 14.8.2024 for reporting the stage of the CMSA pending before the Hon’ble Madras High Court.
11	E.P.No.011/2024 in C.No.247/2019	Sadhana Subramanian & V.Subramanian	M/s. L & T South City Projects (P) LTD.	The Counsel for Respondent-1 filed a Memo informing the Authority of pendency of CMSA Nos.36 & 37 of 2021 before the Hon’ble Madras High Court. Posted to 14.8.2024 for reporting the stage of the CMSA pending before the Hon’ble Madras High Court.
12	E.P.No.012/2024 in C.No.102/2021	1.R.Rathinaraj 2.R.Saranya	M/s.Sare Shelters Projects (P) Ltd.	Complainants party in person present. Notice to Respondent served, but still remained absent, hence treated as ex-parte. Reserved for orders.

13	E.P.No.26/2023 in C.No.243/2021	Thiru Thamizh Chelvan	1) M/s. Puravankara Limited (Formerly M/s. Puruvankara Limited) Rep. by its Director 2) M/s. Provident Housing Limited Rep. by its Director	<p>The Counsel for the Execution Petitioner present.</p> <p>The Counsel for the Respondents present and filed a Memo stating the required efforts made by them with regard to obtaining Environment Clearance Certificate and attending to the requirements of STP.</p> <p>The Respondent has despite the orders passed in C.No.243/2021, not filed any application for registration of the project which they were directed to do before 31.10.2022. The Authority takes a serious view on these violations and in order to protect the future interest of the Allottees, no project of the Respondent shall be registered.</p> <p>The Respondent shall also submit copy of the application which they made before the competent Authority namely State Environment Impact Assessment Committee for obtaining Environment Clearance Certificate as has been directed.</p> <p>The Respondent shall also submit an Affidavit stating the action taken for rectifying the STP works along with photograph evidence.</p> <p>Posted to 19.06.2024.</p>
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14	144/2022	Mrs.Vysali Gowrishankar W/o.Mr.Gowrishankar	1.M/s.Origin Homes, Rep.by its Proprietrix Mrs.Megala Dhinakaran 2.J.Komala,W/o.Late.G.Jayakumar, 3.J.Ragunathan , S/o.G.Jayakumar, 4.J.Bhuvaneshwari,D/o.Late.G.Jaya kumar,	The Counsel for the Complainant present. The Counsel for the 1st Respondent present. The Counsel for Complainant filed an IA for inspection to be conducted by the Anna University. The prayer of the Complainant is allowed. As the inspection is required to be done by the Anna University for specific comment on the foundation of the disputed building at the request of the Complainant, the cost of the said inspection would be borne by the Complainant only, as two inspections have already been done. Posted to 21.08.2024 for report from Anna University.
15	154/2022	GVSPL Mahameru Apartment Owners Association Rep. by Secretary Tmt. Uma Ramaswamy	M/s. Green Valleys Shelters (P) Ltd. Rep. by its Director, Thiru T. Prabakar	The Counsel for the Complainant Association present. The IRP present. The parties report of arriving at an understanding with regard to completion of the project and submit Joint Memo which is recorded. At the request of both the parties, posted to 21.08.2024.
16	E.P.No.34/2023 In C.No.222/2021	Casagrand Smart Town Buyers & Owners Association Rep. by its Secretary, Thiru R. Viswanathan	1) M/s. Casa Grande Civil Engineering Private Limited 2) M/s. Grace Gated Community LLP	The Counsel for the Execution Petitioner present. The Counsel for Respondent present and filed compliance report which is recorded. Posted to 03.07.2024 for report of the compliance.

17	001/2024	1) Thiru P. Nagarajan 2) Thiru K.P. Loganathan	M/s. Manju Foundations Private Limited Represented by Vidhya	The Counsel for the Complainants present and filed vakalat. The Counsel M/s. R.Krishnaprasanth for Respondent present and filed vakalat which is recorded. Posted to 26.06.2024.
18	019/2024	M/s. Emerald Haven Development Ltd	N.Ramprakash	The Counsel for the Complainant present The Counsel for the Respondent pleads for time to file Counter. Posted to 10.07.2024 for Counter at cost of Rs.5,000/- to be paid to the Complainant.
19	132/2023	Thiru B. Prakash	M/s. KSM Nirman Private Limited	Both the Complainant and the Respondent absent Posted to 21.08.2024 finally.
20	150/2022	1) Thiru R. Athmanathan & 11 Others	M/s. SB Aditya Housing Infra Pvt. Ltd. & 3 Others	The Counsel for all the Complainants present The Counsel for Respondents-1 to 3 present along with Respondent. The counsel for Respondent-4 present and pleads to file set aside petition and also undertook to file an Affidavit stating the plan of action to complete the project. The next hearing is posted to 31.07.2024.

21	34/2023	1) Neeraja Krishnan 2) S. Krishnan	M/s. SB Aditya Housing Infra Pvt. Ltd.& 15 Others	The Counsel for the Complainants present The Counsel for Respondents-1 to 3 present. The Counsel for Respondents-5 to 16 present. The Counsel for 4th Respondent present and pleads to file set aside petition and also undertook to submit an Affidavit stating the plan action to complete the project and also undertakes to take care of the interest of the Complainants with regard to registration of their UDS. The Counsel for Respondents-5 to 16 is directed to submit Counter on the IA No.54/2023 filed the Complainants. Posted to 31.07.2024.
22	35/2023	Uma Shankar	M/s. SB Aditya Housing Infra Pvt. Ltd.& 3 Others	The Counsel for the Complainant present The Counsel for Respondents-1 to 3 present along with Respondent. The Counsel for Respondent-4 present and pleads to file set aside petition along with Counter Affidavit. The next hearing is posted to 31.07.2024.
23	110/2023	Thiru Rajesh Narayan Dwivedi	M/s. Olympia Tech Park (Chennai) Private Limited	The Complainants party in person present. The Counsel for the Respondent Promoter present The Complainants shall file their Counter on the I.A.No.7/2024 filed by the Respondent. The Respondent shall serve their copy of the counter through e-mail to the Complainants and file proof of service with this Authority. Posted to 10.07.2024.
	111/2023	Thiru S. Saravanvel		
	112/2023	Thiru Pradeep Sivakumar		
	113/2023	Tmt. Saroja Rani Jayaprakash		
	114/2023	Thiru CT Murugappan		
	115/2023	Thiru M. Selvamuthu		
	116/2023	Thiru Vijay Perumal		
	117/2023	Thiru S. Arun		
118/2023	Thiru S. Srivatsan			

24	119/2023	Pearl Beach Plot Owners Welfare Association	1.Pearl Beach Promoters Pvt Ltd & 5 Others	Counsel for the Complainant present. Counsel for Respondents-1 to 5 present Counsel for Respondent-6 present Posted to 03.07.2024 finally for filing Counter in the amended petition. No more dates.
25	78/2023	Thiru Jayaraj Sivan	M/s. Arihant Foundations and Housing Ltd.& 11 Others	The Complainants present and made their arguments on the issue of maintainability. The Counsel for Respondent-1 present The Counsel for Respondents-2 to 12 present Posted to 31.07.2024 for final arguments on the issue of maintainability.
	82/2023	Thiru A.Srinivasan		
	83/2023	Thiru M. Babu		
	84/2023	Tvl. T.T.P. Jaheezuddin & Babitha Jaheezuddin		
	097/2023	Geetha Ram		
	098/2023	R. Sathya Kumar		
	099/2023	Srilatha Venkatalakshmi		
26	65/2023	Thiru S. Elangovan	Thiru N. Sivarajan M/s. Sri Narayana Foundation Real Agencies	The Complainants party in person present. The Counsel for Respondents present and filed a Memo regarding the CMSA filed by them which does not cover the above complaints. Posted to 10.07.2024 for oral arguments. Written arguments to be exchanged between the parties by 30.06.2024 so as to start oral arguments on 10.07.2024.
	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			
27	E.P.No.41/2023 in C.No.134/2022	Tmt. Sharmilee Bach Nielsen	M/s. Buoyant Technology Constellations Pvt. Ltd. (Formerly known as M/s. Mantri Technology Constellations Pvt. Ltd.)	The Counsel for the Execution Petitioner present. The Counsel for the Respondent present. Counter not filed. Reserved for orders

28	E.P.No.42/2023 In C.No.336/2019	Dr. Vandana Parvez	1) M/s. IVR Hotels & Resorts Private Limited &10 Others	The Execution Petitioner party in person present. The Counsel for Respondents-2 to 4 present. The Counsel for Respondent-1 present and filed Counter which is recorded and the cost paid to the Execution Petitioner. Posted to 24.07.2024 for written arguments of the parties finally. No more dates.
29	105/2023	V. John Jayakumar	M/s. Casa Grande Homes Pvt. Ltd. Rep. by its Managing Director	Complainant party in person present. Counsel for Respondents present Posted to 19.06.2024 for reporting settlement or arguments finally.
30	094/2023	Ms. C. Deepika	M/s. Casagrand Horizons Private Limited	The Complainant party in person present. The Counsel for the Respondent present. Posted to 10.07.2024 for settlement or arguments finally.
31	E.P.No.43/2023 in C.No.436/2019	V. Sangeetha	Casa Grand Builder Private Limited	The Complainant party in person present and reported impending settlement. The Counsel for Respondent present and filed Memo which is recorded. Posted to 14.08.2024 for reporting settlement or for arguments.
32	E.P.No.44/2023 In C.No.162/2022	1) Thiru Dominic Savio S. 2) Clotine Marie D.	M/s. Alliance Villa Private Limited Represented by its Managing Director Thiru Manoj Namburu	Counsel for Complainant present Counsel for the Respondent present. Arguments heard. Reserved for orders.
33	13/2023	Tvl.Kaizar Saifuddin & 10 Others	1) M/s. Lokaa Developer Pvt. Ltd. & 3 Others	Counsel for Complainant present. Respondent absent. Posted to 19.06.2024 for reporting the status of IRP.

34	105/2022	VME Lakeside Owners Welfare Association	1) VME Realty Pvt. Ltd. & 2) Stanza Living	Complainant absent. Counsel for Respondent-1 present Counsel for Respondent-2 present Posted to 04.09.2024 for arguments finally
35	109/2023	Thiru S.D.V. Chandru	1) Tamil Nadu Housing Board Represented by its Managing Director, Thiru Saravanelraj E. 2) Manager Marketing and Service	The Counsel for the Complainant present. The Counsel for the Respondents present. Both the parties argued. Written arguments filed by the Complainant is recorded. Posted to 07.08.2024 for written arguments by the Respondents.
36	123/2023	Tmt. R. Ranikamala	M/s. VGN Developers Private Limited Represented by its Authorised Signatories Tvl. S. Balaji and T.K. Balaji	Counsel for Complainant present. Counsel for Respondent present. Both the parties argued. Reserved for orders.
37	133/2023	Thiru D. Rajasekhar	M/s. Great Heights Developers LLP Rep. by Thiru Sunil Pitaliya	Complainant party in person present. Representing Counsel for Respondent present. Both the parties agreed for joint inspection to identify the defects and come back with their respective position to settlement matter. Posted to 07.08.2024.
38	196/2021	Sherine Manoj	M. Jayasekaran, Proprietor of	The Counsel for the Complainants present The Counsel for the 4th Respondent present Respondents-1 & 2 ex-parte. Respondent-3 absent. Posted to 31.07.2024 for reporting settlement.
	198/2021	Sam Thomas	M/s. Baskara Construction &	
	199/2021	Fredrick Jude Jerome Camoens & Esther Thomas alias Tmt. Esther Camoens	Estate and 3 Others	

39	E.P.No.37/2023 in C.No.31/2022	Mahindhara Central Owners Association	Mahidhara Projects (P) Ltd.	The Counsel for the Execution Petitioner present. Respondent absent Posted to 10.07.2024 for arguments finally. No more dates.
40	E.P.No.17/2022 In C.No.40/2020	Thiru P. Suresh	M/s. SPR & RG Constructions Pvt. Ltd. & 2 Others	The Counsel for the Execution Petitioner present The Counsel for Respondents present Posted to 21.06.2024 for final arguments on this Execution Petition.
41	E.P.No.31/2023 In C.No.442/2019	Thiru V.K. Vijayaraghavan	M/s. SPR & RG Constructions Pvt. Ltd. & 2 Others	The Counsel for the Execution Petitioner present The Counsel for Respondent present. Posted to 21.06.2024 for final arguments on this Execution Petition.