

**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 17-04-2024**

<b>Sl.No.</b>	<b>Complaint No.</b>	<b>Name of the Complainant</b>	<b>Name of the Respondent</b>	<b>Proceedings</b>
1	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. Mr.M.Krishnamoorthy, EE (Retd. PWD) present All other Respondents absent.  The Complainant Counsel questioned the report of the Expert which is not based on the lab test. The Authority directed the Respondent to get the lab test done and that the cost will be borne by both the parties and submit a report on the quality of construction as per the prescribed IS Code. Next hearing posted to 13.06.2024 for order on the I.A.No.6/2024 filed by the Complainant.

2	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	Both the Counsel for the Execution Petitioner and the Counsel for the Respondents present. The Counsel for the Respondents explained the steps taken by them to obtain the Environmental Clearance certificate without which the Complainant is not ready to take possession. The Complainant is ready to wait till the Environmental Clearance certificate is obtained by the Respondent. The Counsel for the Respondent shall report this Authority the steps taken by them to obtain the Environmental Clearance certificate and also to keep the Complainant updated about the steps taken for obtaining the EC. The next hearing is posted to 13.06.2024 for submitting written report on the steps taken by the Respondent with documentary evidence to obtain EC for this project and also to report on the registration of this project which was ordered by this Authority to register before 31.10.2022.
3	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	Both the Complainant and the Respondent absent at the time of hearing. The Counsel for the Complainant Association appeared at the end of the hearing. The next hearing is posted to 26.04.2024.

4	E.P.No.03/2023 In C.No.119/2020	Shriram Shankari Flat Owners Welfare Association (SSFOWA)	1) M/s. Shriprop Structures Pvt. Ltd. Rep. by its Directors 2) Shriram Shankarai Apartment Owners Association, Rep. by its Secretary	The Counsel for the Execution Petitioner present The Counsel for the Respondent present The Counsel for the 3rd party Impleading Petitioner present The E.A.No.1/2023 filed on behalf of few residents 3rd party is not allowed as orders in C.No.119/2020 have already been passed. The proposed applicants are at liberty to go for an appeal, if they wish. The E.A.No.2/2023 is not allowed as the applicant is not the petitioner in the original Complaint. The next hearing is posted to 24.04.2024.
5	E.P.No.29/2023 In C.No.291/2019	Colonel Chandra Mohanan Unnithan	Army Welfare Housing Organisation (AWHO)	Both the parties informed of the matter pending before the Hon'ble High Court of Madras. The next hearing is posted to 03.07.2024.
6	134/2023	1) Michael Jackson Dhassiah 2) Merrill Austin	1) M/s. Lokaa Developer Private Limited 2) Thiru L.K. Sudhish 3) Tmt. S. Poornajothi	Complainants absent. Respondent-1 absent The Counsel for the landowner Respondents-2 & 3 present The Complainants are directed to effect private notice to Respondent-1. Posted to 03.07.2024 for Counter finally and for private notice to the 1st Respondent.
7	135/2023	Prachin Tie Up (P) Ltd.	SPR Constructions (P) Ltd.	The Counsel for the Complainant present. The Respondent absent. As directed by this Authority, an Affidavit substantiating the maintainability of the Complaint filed by the Complainant is recorded. Since no Counter has been filed by the Respondent who remained absent, the Complaint is allowed and posted to 05.06.2024 for Counter finally.

8	136/2023	M/s. Mahindra World City Developers Ltd. Represented by its Authorised Signatory	Tmt. Indra Priyadarshini Loganathan	<p>The Counsel for the Complainants present. The Respondent absent. Notice has been received by the Respondent in C.No.136/2023 and remained absent, hence treated as ex-parte.</p> <p>In respect of Complaints in C.No.137 &amp; 138 of 2023, notice has been returned undelivered.</p> <p>The next hearing is posted to 03.07.2024 for written arguments by the Complainant in C.No.136/2023.</p> <p>In respect of Complaints in C.No.137 &amp; 138 of 2023, hearing is posted to 03.07.2024 for private notice to the Respondent by the Complainants.</p>
	137/2023	Thiru KK. Viswanathan	Thiru Anandraj Moovendhan	
	138/2023		Thiru Prabal Mittal	
9	E.P.No.49/2023 In C.No.153/2022	Thiru M. Gokulnath Rep. by Thiru B. Sampath Kumar	Thiru Subbuswami, Secretary M/s. Padmavathy Realty Builder Pvt. Ltd.	<p>The Execution Petitioner party in person present. The Respondent Promoter absent</p> <p>The Memo of Compromise filed by the Execution Petitioner which is recorded and this Execution Petition is closed as "settled".</p>
10	E.P.No.19/2021 in C.No.001/2020	K. Balasubramanian	GKS Technology Park Pvt. Ltd. & 5 Others	<p>The Counsel for the Execution Petitioner present. The Counsel for the Respondent-3 &amp; 4 present 1st Respondent absent. Notice to 6th Respondent returned as "deceased". Notice to Respondents-2 &amp; 5 delivered, but remained absent, hence treated as ex-parte.</p> <p>As the Counsel for the Respondent-3 &amp; 4 informed that the CMSA is still pending before the Hon'ble High Court of Madras, the next hearing is posted to 03.07.2024.</p>

11	150/2022	1) Thiru R. Athmanathan & 11 Others	1) M/s. SB Aditya Housing Infra Pvt. Ltd. & 3 Others	The Counsel for all the Complainants present The Respondents-1 to 3 absent. The Notice to 4th Respondent has been served, but remained absent, hence treated as ex-parte. The next hearing is posted to 12.06.2024.
12	34/2023	1) Neeraja Krishnan 2) S. Krishnan	1) M/s. SB Aditya Housing Infra Pvt. Ltd. & 15 Others	The Counsel for the Complainants present The Counsel for Respondents-5 to 16 present. Respondents-1 to 3 absent. Notice to the 4th Respondent served, but remained absent, hence treated as ex-parte. The next hearing is posted to 12.06.2024 for appearance of Respondents-1 to 3 along with Respondents-5 to 16.
13	35/2023	Uma Shankar	1) M/s. SB Aditya Housing Infra Pvt. Ltd. & 3 Others	The Counsel for the Complainant present Respondents-1 to 3 absent. Notice to 4th Respondent served, but remained absent, hence treated as ex-parte. The next hearing is posted to 12.06.2024 for appearance of Respondents-1 to 3.
14	E.P.No.41/2023 in C.No.134/2022	Tmt. Sharmilee Bach Nielsen	M/s. Buoyant Technology Constellations Pvt. Ltd.	The Counsel for the Execution Petitioner present. The Counsel for the Respondent present. At the request of the Counsel for the Respondent posted to 5.06.2024 for filing vakalat and Compliance Affidavit finally.
15	106/2023	Nalam Home Owners Association	Mahendra Life space Developers Limited	The Representing Counsel for the Complainant Association present The Counsel for the 1st Respondent present. At the request of the Counsel for the Respondent, the hearing is posted to 05.06.2024.

16	E.P.No.38/2023 in C.No.94/2022	Mr.Ashok Kumar	S dot G Housing Rep. By its Chairman Mr.Sivashanmugam and 2 Others.	The Counsel for the Execution Petitioner present The Respondents absent The Counsel for the Execution Petitioner submitted that the order in Appeal No.8/2024 in C.No.94/2022 where the Respondents' appeal has been dismissed. Since the Respondents failed to file Compliance Affidavit, this Execution Petition is reserved for orders.
17	103/2023	V.J.Pushpakumar	M/s.SAS Hotels & Enterprises Ltd.	The Counsel for the Complainant present The Counsel for the Respondent present As directed by the Authority during last hearing, the Counsel for the Respondent submitted their Affidavit on the maintainability which is recorded. The Counsel for the Complainant sought time to file their Affidavit on the maintainability. The next hearing is posted to 05.06.2024 for the Complainant to complete his obligation.
18	196/2021	Sherine Manoj	M.Jayasekaran,Proprietor of M/s.Baskara Construction & Estate and 3 Others	The Counsel for the Complainants present The Counsel for the 4th Respondent present For Respondents-1& 2, paper publication has been effected, but still remained absent, hence treated as ex-parte. Respondent-3 absent. As the rival parties informed of the impending settlement, posted to 12.06.2024 for reporting settlement or otherwise arguments.
	198/2021	Sam Thomas		
	199/2021	Fredrick Jude Jerome Camoens & Esther Thomas alias Tmt. Esther Camoens		

19	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 the Complainants present The Counsel for the 1st Respondent present The Authority heard the parties and posted to 24.04.2024.
20	110/2023	Thiru Rajesh Narayan Dwivedi	M/s. Olympia Tech Park (Chennai) Private Limited Plot No.1,100 Feet Road SIDCO Industrial Estate Guindy,Chennai-600 032.	The Complainants in C.No.114/2023 and C.No.113/2023 party in person present and also represented the Complainant in C.No.110/2023. The Counsel for the Respondent Promoter present All other Complainants absent At the request of the Complainants posted to 12.06.2024 for filing Counter on the I.A.No.7/2024 filed by the Respondent.
	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			
21	119/2023	Pearl Beach Plot Owners Welfare Association	1.Pearl Beach Promoters Pvt Ltd & 5 Others	Counsel for the Complainant present. The Counsel M/s. Abinu Monisha for Respondents 1 to 5 filed vakalat which is recorded. Also they filed Adoption Memo on behalf of Respondents-1, 2, 4 and 5 which is recorded. Respondent-6 absent. The Counter filed by 3rd Respondent is recorded. At the request of the Counsel for Respondents-1 to 5 posted to 12.06.2024 for filing Counter to the IA.