

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, Member

Calling: 03.00 P.M

LIST OF CASES HEARD ON 18-09-2024

Sl.N o.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1	154/2022	GVSPL Mahameru Apartment Owners Assn.	Green Valleys Shelters (P) Ltd.	The Counsel for Complainant present Respondent called absent The IRP appeared at the end of the hearing. The IRP as well as the Complainant are directed to file an Affidavit that this project is excluded in the list of projects ordered by the Hon'ble NCLT The next hearing is posted to 13.11.2024.
2	043/2024	Tulive Dakshin Owners Association	1) G.K.S. Properties Private Ltd. 2) S.S.D. Oil Mills Company Ltd.	The Counsel for Complainant present and filed rejoinder to the Counter filed by the 1st Respondent which is recorded. The Counsel for Respondent-1 present. The Counsel for Respondent-2 present. The Counsel for Respondent-2 seeks time to file vakalat and memo to the effect that to amend the cause title. Posted to 23.10.2024 for filing vakalat and memo by Respondent-2.

3	119/2024	M.Marudhachalam	M/s.Harish Builders	<p>The Counsel for Complainant present The Counsel M/s. V.R. Mugundakumar for Respondent filed vakalat which is recorded. The Counsel for Respondent sought time to file counter. In the meantime, the Counsel for the Complainant prayed for an interim order to appoint an Independent Engineer to inspect the project site and file a final report with regard to status of the project and standard of the construction with reference to the sanctioned plan. As this is a technical issue which requires technical assessment by an independent Engineer, this Authority nominates Er. M. Krishnamoorthy, Executive Engineer (Retd.), PWD to inspect the above said project site and submit the status report. The independent Engineer will be paid a honorarium of Rs.30,000/- inclusive of travel expenses for this assignment. This Authority directs the Complainant Allottee and the Respondent Promoter to deposit Rs.15,000/- each with this Authority before 10.10.2024. On receipt of payments from both sides, the independent Engineer will inspect the project site and submit his report on or before 30.10.2024. On receipt of report from the independent Engineer, this Authority will proceed further for final disposal of this Complaint. Posted to 13.11.2024.</p>
4	E.P.No.34/2023 in C.No.222/2021	Casagrاند Smart Town Buyers & Owners Association	<p>1) Casa Grand Civil Engineering Pvt. Ltd. 2) Grace Gated Community LLP</p>	<p>The Counsel for the Execution Petitioner present and filed reply to RERA Inspection Report which is recorded. The Counsel for Respondents present and submitted that talks are going on to resolve the issues and sought time for reporting settlement. Posted to 06.11.2024.</p>

5	E.P.No.45/2023 in C.No.176/2021	Monitor Commercial (P) Ltd.	Lokaa Developers (P) Ltd.	The Counsel for Execution Petitioners present. The Respondent as well as IRP absent The Registry is directed to issue notice under Section-35(2) of the Act to the Respondent as well as to the Insolvency Resolution Professional Posted to 13.11.2024.
	E.P.No.46/2023 in C.No.177/2021	Monitor Commercial (P) Ltd.		
	E.P.No.47/2023 in C.No.178/2021	Bright Star Texim and Finvest (P) Ltd.		
	E.P.No.48/2023 in C.No.179/2021	Shriniwasa Road Carriers (P) Ltd.		
6	E.P. No.18/2024 in C.No.44/2022	Casagrاند Smart Town Buyers & Owners Association	1) Casa Grande Civil Engineering Pvt. Ltd. 2) Grace Gated Community LLP	The Counsel for the Execution Petitioner present . The Counsel M/s. Ganesh and Ganesh for Respondents present and filed vakalat. The Counsel for Respondents also submitted that talks are going on to resolve the issues and sought time for reporting settlement. Posted to 06.11.2024 for reporting settlement or for compliance Affidavit finally.
7	150/2022	R. Athmanathan & 11 Others	SB Aditya Housing Infra Pvt. Ltd. & Others	The Counsel for all the Complainants present The Counsel for Respondents-1 to 4 present along with Respondent party in person present. The Counsel for Respondents-1 to 4 filed Action Plan to complete the project and the same was served to the other parties.
8	34/2023	1) Neeraja Krishnan 2) S. Krishnan	SB Aditya Housing Infra Pvt. Ltd. & Others	The Counsel for the proposed Respondents also present. The Authority heard the parties and based on the submissions made by the Respondent as well as the complainants, it is felt that in the interest of overall project the landowners are to be made as party to this proceeding and hence the I.A.No.54/2023 in C.No.34/2023 is allowed to implead the proposed Respondents (landowners). Posted to 23.10.2024.
9	35/2023	Uma Shankar	SB Aditya Housing Infra Pvt. Ltd. & Others	

10	E.P.No.15/2024 in C.No.29/2023	Greens Apartment Owners Welfare Association- Jalladianpettai	1) Selene Estates Limited 2) India Bulls Real Estates Ltd. 3) Ozone Projects Private Limited	<p>The Counsel for the Execution Petitioner present and filed Additional typed set document and served copy to the other side.</p> <p>The Counsel for Respondents-1 & 3 present.</p> <p>The Counsel M/s. Lavanya for Respondent-2 present and filed vakalat.</p> <p>Both the Counsel for the Execution Petitioner and the Counsel for Respondents-1 and 3 made detailed arguments.</p> <p>The Respondent-1 & 3 is directed to expedite and sort out the issue with TNEB for EB domestic connection to the project and to file a detailed Affidavit in this regard.</p> <p>The Authority also directed the Respondents-1 and 3 to rectify the issues in respect of STP and WTP and take steps to hand over the same to the Complainant Association.</p> <p>The Respondent-2 is directed to file detailed Affidavit in respect of issues regarding corpus amount.</p> <p>In the meantime all the parties are directed to file written submission of arguments before next hearing and exchange the same</p> <p>Posted to 23.10.2024 for filing Affidavit and further arguments.</p>
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11	50/2023	Kavimani A1, B1, C1, D1 & W, X, Y, Z Block Site Owners Association	Jothi Sornalatha & 15 Others	<p>The Counsel for Complainant Association present.</p> <p>The Counsel for Respondent-1 present.</p> <p>The Counsel for Respondents-3 to 7 and 15 present.</p> <p>Respondent-9 party in person present and also represented Respondent-8 and 16.</p> <p>Respondent-11 party in person present</p> <p>The Counsel for Respondent-14 present.</p> <p>All other Respondents absent.</p> <p>The Authority heard the parties and adjourned the hearing to 06.11.2024.</p>
12	64/2023	R. Sivakumar	Vijay Raja Homes Pvt. Ltd.	<p>Counsel for Complainant present and made detailed arguments</p> <p>Representing Counsel for Respondent present and sought time for arguments by their Senior counsel.</p> <p>The Authority directed the Respondent to rectify the defects as brought out in the inspection report and file compliance report on or before next hearing.</p> <p>Posted to 09.10.2024 for reporting compliance and arguments finally.</p>
13	140/2023	VGN Tranquil Flat Owners' Association	<p>1. VGN Homes Private Limited</p> <p>2. VGN Southern Avenue Flat Owners Association</p>	<p>The Counsel for Complainant present and sought time to make oral submissions.</p> <p>The Counsel for 1st Respondent present.</p> <p>The 2nd Respondent absent.</p> <p>Posted to 13.11.2024 for arguments finally.</p>

14	035/2024	Illango Shivaraman	Tamil Nadu Housing Board & 2 others	<p>The Counsel for the Complainant present The Counsel for Respondents present. Both the Counsel for Complainant and the Counsel for Respondent made detailed arguments. The Authority allowed the IA Nos.61, 62 and 63 of 2024 filed by the Complainant to amend the prayer and to file additional documents and for appointment of expert to inspect the project site including the complainant's flat No.12-C including the quality of construction. In respect of I.A.No.63/2024, the Authority directs the Respondent i.e. Chief Engineer (Rural), TNHB shall inspect the entire project site with reference to quality of construction and the construction is as per the plan and drawing approved by the competent authority and submit his report on or before 30.10.2024. The Respondent shall also inform the Complainant a week before the date of inspection so that he shall also be present during the inspection by the Chief Engineer (Rural). Posted to 13.11.2024.</p>
15	050/2024	1) D. Hariharan 2) V.K. Devarajan	Narain Promoters	<p>The Counsel for the Complainant present. The Counsel for Respondent present. Both the parties made their detailed arguments. The Complainant already filed written submissions. The Respondent shall file written arguments, if any. Both the parties shall exchange written submissions. Reserved for orders.</p>

16	081/2024	Tulive Viha Apartment Owners Association	G.K.S. Technology Park Private Limited	<p>Counsel for Complainant present</p> <p>The representing Counsel for Respondent present and sought time for oral submissions.</p> <p>At the request of the Counsel for Respondent posted to 23.10.2024 for arguments.</p> <p>Both the parties shall exchange their written submission of arguments on or before 16.10.2024.</p>
17	106/2023	Nalam Home Owners Association (NHOA)	Mahindra Lifespace Developers Limited (MLDL)	<p>The Counsel for Complainant present.</p> <p>The Counsel for Respondent present</p> <p>Both the parties made their detailed oral submissions.</p> <p>At the request of the Counsel for Respondent posted to 09.10.2024 for further arguments.</p>
18	E.P.No.55/2023 in C.No.88/2022	K. Shiva Sai	Radiance Realty Developers India Limited	<p>The Execution Petitioner absent</p> <p>The Counsel for Respondents-1 & 2 present.</p> <p>The parties shall exchange their written submissions on or before 6.11.2024.</p> <p>Posted to 13.11.2024 for arguments by both the parties.</p>