

**BEFORE THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)**

**PRESENT: Thiru Shiv Das Meena, I.A.S.(Retired), Chairperson**

**Dr.L.Subramanian, I.A.S.(Retired), Member**

**Adv. M.Krishnamoorthy, Member**

**Calling: 03.30 P.M**

**LIST OF CASES HEARD ON 18-12-2024**

<b>Sl.No.</b>	<b>Complaint No.</b>	<b>Name of the Complainant</b>	<b>Name of the Respondent</b>	<b>Proceedings</b>
1	I.A.No.81/2024 in C.No.161/2024	P.J.Bency Switesingh Dhas	1.M/s.Srinivasa Foundation 2.Mr.E.Prakash 3.Mrs.M.Mekala 4.Mrs.R.Rajeswari 5.Mrs.J.R.Swarnarevathy	The Counsel for the Complainant present The Counsel M/s. L. Pachaiyappan for Respondents-1 to 5 present and filed vakalat for Respondents-1 to 3 and undertook to file vakalat for Respondents-4 & 5. The Counsel for the Complainant submitted that after registering with TNRERA, the Respondent is planning to sell the property to some other buyers. The Counsel for Respondents submitted that the Respondents are ready to register the sale deed for plot No.9 allotted to the Complainant as soon as TNRERA registration is obtained. The Authority directed the Respondents to file an Affidavit undertaking to execute the sale deed for Plot No.9 in favour of the Complainant after obtaining TNRERA registration. Posted to 08.01.2025 for reporting compliance.

2	I.A.No.80/2024 in C.No.162/2024	1.P.B.Babu 2.Mrs.Radhika Babu	1. Nova Life Space Pvt. Ltd. Represented by its Directors 2. Thiru Sendhil Kumar M/s. Nova Life Space Pvt. Ltd. 3. Tmt. Savithri M/s. Nova Life Space Pvt. Ltd. 4. Thiru B. Kannian 5. Tmt. K. Lakshmi 6. Thiru K.K. Shantharaman 7. M/s. Nirman Finance & Investments Co. Represented by its Proprietor	The Counsel for the Complainant present The Counsel M/s. A. Charles Darwin for Respondents-1 to 3 present and filed vakalat. The Counsel M/s. P.Kavin Prabhu for Respondents-4 to 6 present and filed vakalat. The Counsel M/s. Srenik S.Jain for Respondents-7 present and filed vakalat The Authority heard both the Counsels and directed the Respondents-1 to 3 to register the conveyance deed in favour of the complainants within one week from today in respect of plot No.44, which is now available and confirmed by both the Counsels and file the copy of the registered sale deed with this Authority. The Authority also directed the Respondents-1 to 3 not to sale the plot No.44 to any third party except the Complainants. The Authority directed all the Respondents to file Counter with copy served on the Complainants. Posted to 08.01.2025 for Counter by all the Respondents.
3	C.No.104/2023	Tmt. Sanjana Vasudevan	Thiru Prakasam Jagan Chief Operating Officer M/s. Ozone Group. & 3 Others	The Complainant absent. The Counsel for Respondent present and filed settlement Memo enclosing the MoU stating that the issue is settled with the Complainant which is recorded. Posted to 29.01.2025 to verify from the Complainant side.
4	C.No.53/2020	Embassy Residency Apartment Owners Association	RGE Constructions and Development Pvt. Ltd.	The Counsel for Complainant present. The Counsel for the Respondent present. The Authority heard both the parties. Posted to 12.02.2025 for arguments.

5	C.Nos.51 to 68/2024	Ashok Kumar M & Others	Akshaya Pvt. Ltd	The Complainants Mr. Balaji Vaitheeswaran and Mr.Yogarakshith present and sought adjournment of the case since they are not able to contact their Counsel. The representing Counsel for the Respondent present and sought adjournment. Posted to 12.02.2025.
6	C.No.132/2024	1.Janani Govindan Kamalanathan 2.Praveen Kumar Srinivasan Rajendiran	M/s.Brigade Enterprises Limited	Complainants party in person present. The Counsel Mr. S.Arjun Suresh of M/s.Dua Associates for the Respondent present and filed vakalat. Posted to 12.02.2025 for filing counter.
7	C.No.133/2024	S.Raja	1. M/s. SPR construction Private Limited 2. M/s. HDFC Bank Limited	Complainant party in person present. The Counsel M/s. A.Palaniappan present for Respondent-1 and filed vakalat. Respondent-2 called absent. The Complainant shall effect private notice to Respondent-2 and file proof of service with this Authority. The Authority directed the Respondent-1 to file Quarterly Progress Report with the Authority on or before 31.12.2024 for uploading in the website. The Respondent-1 is also directed to file Counter with copy served on the other side. Posted to 12.02.2025 for filing Counter.

8	C.No.134/2024	Chromepet Skypark Residences Flat Owners Association	1.M/s. Care Promoters Chennai Pvt Ltd. 2.M/s. Oasis Grace Engineering projects pvt ltd.	Complainant party in person present. The Counsel for Respondent-1 present and sought time to file Counter. Respondent-2 called absent. The Authority directed the Counsel for Respondent-1 to file Counter within one week from today with the Registry with copy served to the Complainant. If the Respondent-1 fails to file Counter within this period, then the Respondent-1 shall file Counter with cost of Rs.2,500/- to be paid to Chief Minister's Relief fund and file a Memo to this effect. The Counsel for Complainant filed the track consignment along with the returned tapal for the service effected to Respondent- 2.  Therefore, the Respondent-2 set ex-parte. Posted to 12.02.2025.
9	C.No.135/2024	N. Chandra Sekar Rep. by POA, A. Narayanan	M/s. Tamil Nadu Housing Board	The Counsel for Complainant present. The Counsel for Respondent present and sought time to file Counter. The Authority directed the Counsel for Respondent to file Counter within one week from today with the Registry with copy served to the Complainant. If the Respondent-1 fails to file Counter within this period, then the Respondent-1 shall file Counter with cost of Rs.2,500/- to be paid to Chief Minister's Relief fund and file a Memo to this effect. Posted to 12.02.2025.
10	C.No.136/2024	N.Naveen	M/s. Samprathy Developers LLP	The Counsel for the Complainant present. The Counsel for the Respondent present and filed Counter by serving copy to the Complainant Counsel. Posted to 12.02.2025 for arguments.

11	C.No.137/2024	1.R. Senthilkumar 2.S.Chitra	M/s.Casa Grande Civil Engineering Private Limited.	The Counsel for Complainants present. The Counsel M/s. Ganesh and Ganesh for Respondent present and filed vakalat and submitted that settlement talks are going on between the parties and hence sought time for reporting settlement. Posted to 12.02.2025 for reporting settlement or filing Counter finally.
12	E.P.No.29/2024 in C.No.145/2022	M/s. Shubham Residents Welfare Association(SRWA)	1.M/s. Ashiana Housing Ltd, 2.M/s. Escapade Real Estate Pvt.Ltd, 3.M/s. Ashiana Maintenance Services LLP	The Counsel for the Execution petitioner present. Respondent-1 and 3 absent. The Counsel M/s. R and P Partners, for Respondent-2 present and filed vakalat. Posted to 05.02.2025 for private notice to Respondent-1 and 3 by the Execution Petitioner and for Counter by Respondent-2.
13	E.P.No.30/2024 in C.No.145/2022	M/s. Shubham Residents Welfare Association(SRWA)	1.M/s. Ashiana Housing Ltd, 2.M/s. Escapade Real Estate Pvt.Ltd, 3.M/s. Ashiana Maintenance Services LLP	The Counsel for the Execution petitioner present. Respondent-1 and 3 absent. The Counsel M/s. R and P Partners, for Respondent-2 present and filed vakalat. Posted to 05.02.2025 for private notice to Respondent-1 and 3 by the Execution Petitioner and for Counter by Respondent-2.
14	E.P.No.31/2024 in C.No.53/2022	P.Malathi	M/s. Tamil Nadu Housing Board	Both the Counsel for the Complainant and Respondent present. The Counsel for Respondent filed counter with copy served on the Complainant counsel. Posted to 12.02.2025 for arguments.

15	E.P.No.32/2024 in C.No.36/2023	M/s. Villa Viviana Residents Association (VVRA)	1) M/s. Escapade Real Estate Pvt. Ltd. 2) M/s. Arihant Foundations and Housing Ltd.	The Counsel for Execution petitioner present. The Counsel M/s. R and P Partners, for Respondent-1 present and filed vakalat along with Board Resolution. Respondent-2 called absent. The Authority directed the Execution Petitioner to effect private notice to Respondent-2 and file proof affidavit with this Authority. Posted to 05.02.2025 for compliance affidavit by Respondent-1.
16	IA Nos.10 to 12/2024 in C.No.31/2023	M/s. Artha Real Estate Corporation Limited	1.Thiru Karthik Selvakumar 2. Tmt. Vinodhini Karthik Both are Rep. by its Power of Attorney, Thiru A.R. Selvakumar	The Counsel for Petitioner/Respondent present. The Counsel for the Respondents/Complainants present The Respondents/Complainants filed counter by serving copy to the Counsel for Petitioner/Respondent. Posted to 12.02.2025 for arguments.
	I.A.No.13/2024 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 Respondent/Complainant submitted that the possession has been taken over and this IA may be closed. He also made endorsement to this effect in the IA petition. The Counsel for Petitioner/Respondent also agreed to the same, hence the Authority closed this IA as infructuous.
17	E.P. No.19/2024 in C.No.32/2023	Thiru N. Muthukaruppan Represented by his Power of Attorney Thiru K. Murugesan	1. M/s. Artha Real Estate Corporation Limited 2. M/s. Bennett Property Holdings Company Limited (BPHCL) 3. Thiru Ranveer Shah	The Counsel for the Execution Petitioner present The Counsel for Respondents-1 & 2 present. Respondent-3 called absent. Both the Counsels submitted that still settlement talks are going on and sought adjournment for reporting settlement. Posted to 26.02.2025 for reporting compliance.

18	E.P. No.04/2024 in C.No.66/2022	Kanchipattinam Villa Owners' Association KARAI	M/s. Color Home Developers Private Limited	The Counsel for the Execution Petitioner present. The Counsel for the Respondent present and filed Counter along with Memo for cost paid to the Execution Petitioner is recorded. The copy of the Counter also served to the Execution Petitioner. Posted to 12.02.2025 for arguments.
19	C.No.196/2021	Sherine Manoj	M.Jayasekaran,Proprietor of M/s.Baskara Construction & Estate and 3 Others	The Counsel for Complainants present and filed IA for impleading the other flat owners as Respondents and copy served on the Counsel for 4th Respondent. The Counsel for 4th Respondent present. The Respondent-3 called absent. The Complainant shall effect private notice to Respondent-3 and file proof of service with the Authority. The Authority directed the Registry to number the IA, if it is in order. Posted to 12.02.2025
	C.No.198/2021	Sam Thomas		
	C.No.199/2021	Fredrick Jude Jerome Camoens & Esther Thomas alias Tmt. Esther Camoens		
20	C.No.128/2024	Dr. Srinivasan Paramasivam	1) M/s. Ozone Projects Private Limited 2) Metrozone Phase 4 Unit Buyers Association (MZP4ABA) 3) M/s. Axis Bank Limited	The Counsel for the Complainant present and filed Affidavit of service to Respondent-2 and it was returned "Door locked" and the Complainant also stated that an e-mail also sent to the Respondent-2. Therefore, the Respondent-2 treated as ex-parte. The Counsel M/s. Chandramouli Prabhakar for Respondent-1 present and filed vakalat. The Respondent-3 called absent. Posted to 12.02.2025 for Counter by Respondent-1 and 3 finally.
21	E.P.No.27/2024 in C.No.212/2019	Sare Squires Association	M/s. Sare Shelters Projects Pvt. Ltd.	The Counsel for the Execution Petitioner present and filed Affidavit of Service to Respondent. The Counsel M/s.KNS Law Chambers for Respondent present and filed vakalat. Posted to 22.01.2025 for filing Compliance Affidavit.

22	C.No.117/2024	Thiru K. Namasivayam	M/s. Casa Grande Smart Value Homes Private Limited	<p>The Counsel M/s.A.Athimoolam for the Complainant present. The Counsel for the Respondent present and sought time to file Counter.</p> <p>The Authority directed the Counsel for Respondent to file Counter within one week from today with the Registry with copy served to the Complainant. If the Respondent fails to file Counter within this period, then the Respondent shall file Counter with cost of Rs.2,500/- to be paid to Chief Minister's Relief fund and file a Memo to this effect.</p> <p>Posted to 05.02.2025.</p>
23	C.No.118/2024	Thiru Alex Madhavan	<p>1)M/s. ACE Homes Represented by Thiru L. Satheeshkumar</p> <p>2) Tmt. Krishakumari</p>	<p>The Complainant party in person present. Respondent-1 called absent.</p> <p>The Counsel Ms. Lakshmi for Respondent-2 present and undertook to file vakalat.</p> <p>The Complainant filed proof of service to Respondent-1. In spite of serving notice to the Respondent-1, he has not appeared in this hearing. Hence, Respondent-1 is treated as ex-parte.</p> <p>Posted to 12.02.2025 for vakalat and Counter by Respondent-2.</p>
24	IA Nos. 17 to 19 of 2024 in C.No.43/2023	<p>1. Thiru Baladandapani</p> <p>2. Thiru Rahul Thomas</p> <p>3. Tmt. Krishna Priya Rajasekaran</p> <p>4. Thiru Parul Shah</p> <p>5. Kousalya Pari</p>	<p>1. Thiru L.K.Sudhish</p> <p>2. Tmt.S.Poornajothi (a) Sudish Poornajothi</p> <p>Complainants/Respondents No.1 and 2</p> <p>3. M/s. Lokaa Developers Pvt. Ltd. Respondent/Respondent No.3</p>	<p>The Counsel for IA petitioners present.</p> <p>The Counsel for 1st and 2nd Respondent present and filed written submission of arguments by serving copy to the Counsel for the IA Petitioners.</p> <p>The Respondent 3 IRP called absent</p> <p>The Authority directed the Counsel for IA Petitioners to effect private notice to the IRP as the Respondent company has gone under liquidation and IRP appointed.</p> <p>Posted to 05.02.2025.</p>

25	C.No.33/2024	M One Flat Owners Association (MOFOA) Represented by its Secretary Thiru Satya Sundar Sahu	1) M/s. Lokaa Developer Private Limited Rep. by its M.D., Thiru Santhosh Sharma 2) Thiru Santhosh Sharma Managing Director M/s. Lokaa Developer Private Limited 3) Tmt. Kalpana Sharma, Director M/s. Lokaa Developer Private Limited 4) Thiru L.K. Sudhish	The Counsel for Complainant present The Counsel for 4th Respondent present. All other Respondents absent The Authority directs the Complainant to effect private notice to IRP as the Respondent company has gone under liquidation and IRP appointed. Posted to 05.02.2025.
26	E.P.No.002/2024 in C.No.138/2021	Thiru K.S. Nethranandam	M/s. Jain Housing and Constructions Ltd. Rep. by its Managing Director	The Counsel for the Execution Petitioner present. The Counsel for Respondent present Both the Counsels made detailed arguments. Reserved for Orders.
27	145/2023	1) G. Latha 2) D. Giri	Casagrand Builders Pvt. Ltd.	The Counsel for Complainants present The Counsel for Respondent present and filed revised car parking allotment letter stating that the Car parking No.52 allotted to the Complainants. Both the Counsels submitted that the settlement talks are going on and requested to adjourn the matter for reporting settlement. Posted to 22.01.2025 for reporting settlement.
28	146/2023	Mrs.Suganthi Ravi	M/s.Code	The Counsel for the Complainants present. The Counsel for Respondent present. The Counsel for Respondent again seeks time for reporting settlement or for filing compliance report. Posted to 22.01.2025 for reporting settlement or for filing compliance report.

29	E.P.No.36/2023 in C.No.242/2021	Madhu Khatri	India Golf Assets Pvt. Ltd.	<p>The Counsel for the Execution Petitioner present</p> <p>The Counsel for Respondent present and filed typed set enclosing photographs.</p> <p>The Counsel for Respondent submitted that all the issues settled and regarding the prayer for providing security guard there is already a separate security arrangement provided and continued.</p> <p>The Counsel for the Execution Petitioner submitted that if it is complied with, the EP may be closed.</p> <p>The Authority heard both the Counsels and closed the EP.</p>
30	E.P.No.34/2023 in C.No.222/2021	Casagrand Smart Town Buyers & Owners Association	<p>1) M/s. Casa Grand Civil Engineering Pvt. Ltd.</p> <p>2) M/s. Grace Gated Community LLP</p>	<p>Both the Counsel for the Execution Petitioner and the Respondents present.</p> <p>Both the parties made their detailed submissions.</p> <p>Posted to 29.01.2025 for reporting compliance or for arguments.</p>
31	E.P. No.18/2024 in C.No.44/2022	Casagrand Smart Town Buyers & Owners Association	<p>1) M/s. Casa Grand Civil Engineering Pvt. Ltd.</p> <p>2) M/s. Grace Gated Community LLP</p>	<p>Both the Counsel for the Execution Petitioner and the Respondents present.</p> <p>Both the parties made their detailed submissions.</p> <p>Posted to 29.01.2025 for reporting compliance or for arguments.</p>
32	C.No.110/2023	Thiru Rajesh Narayan Dwivedi	M/s. Olympia Tech Park (Chennai) Private Limited	<p>Complainants party in person present.</p> <p>The Counsel for the Respondent present and seeks time for arguments.</p> <p>The Authority imposed cost Rs.2,500/- to be paid to the Complainants.</p> <p>Posted to 12.02.2025 for arguments finally.</p>
	C.No.111/2023	Thiru S. Saravanvel		
	C.No.113/2023	Tmt. Saroja Rani Jayaprakash		
	C.No.114/2023	Thiru CT Murugappan		
	C.No.115/2023	Thiru M. Selvamuthu		
	C.No.116/2023	Thiru Vijay Perumal		
	C.No.117/2023	Thiru S. Arun		
	C.No.118/2023	Thiru S. Srivatsan		

33	C.No.070/2024	1. G.Mohankumar 2. M.Jayalakshmi	1) M/s Sylvanus Builders and Developers Ltd., 2) M/s Pacifica (Chennai Project) Infrastructure Co.Pvt. Ltd.	The Complainants party in person present and filed written submission of arguments with copy served on the Counsel for the Respondent. The Counsel for Respondents present. The Authority heard the parties and directs the Respondent to file written submission of arguments along with copy of certificate of Consent to Operate STP issued by Pollution Control Board, if obtained already. Posted to 12.02.2025 for further arguments and written submission by the Respondents.
34	C.No.079/2024	Thiru K.Manikandan	1) M/s Casa Grande Civil Engineering Private Limited 2) M/s Grace Gated Community LLP	The Counsel for Complainant present and filed Memo stating that some of the defects in the Complainant's apartment No.D-410 have not been rectified by the Respondents. The Counsel for Respondents present. The Authority directs the Respondent to rectify the defects stated by the Complainant and submit compliance report. Posted to 12.02.2025 for compliance.
35	E.P.No.24/2023 In C.No.20/2022	1) Thiru R. Naresh 2) Thiru R. Manoj 3) Tmt. R. Gouri	M/s. Ozone Projects Pvt. Ltd. Represented by its Managing Director	Execution Petitioners party in person present and submitted that there is a defect in flooring of his apartment The Counsel for Respondent present. The Authority heard both the parties and directs the Respondent to rectify the flooring defects as stated by the Execution Petitioners and handover possession to the Execution Petitioners. Posted to 22.01.2025.

	E.P.No.17/2023 in CCP.No.12/2022	1) Thiru R. Naresh 2) Thiru R. Manoj 3) Tmt. R. Gouri	M/s. Ozone Projects Pvt. Ltd. Represented by its Managing Director	Execution Petitioners party in person present The Counsel for Respondent present. The Authority heard both the parties and directs the Respondent to file written arguments with copy served to the Execution Petitioners. Posted to 22.01.2025.
36	C.No.080/2024	M/s Casagrand Smart Town Buyers & Owners Association	1) M/s Casa Grande Civil Engineering Private Limited 2) M/s Grace Gated Community LLP	Both the Counsel for the Execution Petitioner and the Respondents present. Both the parties made their detailed submissions. Posted to 29.01.2025 for reporting compliance or for arguments.
37	E.P.No.13/2024 in C.No.110/2022	Thiru Praveen Kumar Jain	M/s Ozone Projects Private Limited	Both the Counsel for Execution Petitioner and the Counsel for Respondent present. The Counsel for Respondent filed the order copy of Hon'ble NCLAT. The Counsel for the Execution Petitioner sought time to file written submission of arguments. Posted to 12.02.2025 for arguments and written arguments by the complainant.

38	E.P.No.008/2024 in C.No.54/2023	Harisri Flat Owners Welfare Association, Chitlapakkam	1) M/s. Stepsstone Promoters Pvt. Ltd. Represented by its Managing Director Thiru K. Mothish Kumar 2) Tmt. P. Maruthambal @ Maruthammal 3) Tmt. K. Indirani	The Counsel for the Execution Petitioner present. The Counsel for Respondents-1 and 3 present. The Counsel for Respondent has submitted that a Demand Draft bearing No.000042 dated 14.10.2024 for Rs.70,000/- has been purchased towards penalty imposed by this Authority in its order dated 30.10.2023 in C.No.54/2023. The Respondent is advised to deposit the Demand Draft with proper Memo with the Registry (Accounts Section). The Authority also directs the Respondent to resolve the compound wall issues within one month from today including other directions ordered in C.No.54/2023 before next hearing. Posted to 19.02.2025 for compliance of the above directions.
39	C.No.140/2023	VGN Tranquil Flat Owners' Association	1. M/s. VGN Homes Private Limited 2. VGN Southern Avenue Flat Owners Association	The Counsel for Complainant present The Counsel for 1st Respondent present and he wants to file written submissions. The Counsel for 2nd Respondent present and filed written submission of arguments with copy served on the other parties. Posted to 12.02.2025 for filing written submission and arguments finally.
40	C.No.132/2022	Thiru Ravikumar R.	M/s. Casa Grande Pvt. Ltd. Rep. by Managing Director,Thiru Arun Kumar	The Complainant party in person present. The Counsel for the Respondent present and filed Memo which is recorded and sought adjournment. The Authority heard both the parties and posted to 12.02.2025.

41	C.No.30/2023	1) K.S. Venkataramani 2) Nirmala Chunilal 3) Suresh Babudorai Represented by his Power Agent Sumithra Suresh 4) Ramachandran Cadavasal Krishnamurthy 5) A. Rajalakshmi 6) Naresh Chetan 7) Sangeetha Chetan 8) Shyamala 9) Sangeetha	1) M/s. Radiance Realty Developers India Ltd. & 31 Others	The Counsel for complainants C1, C5, C9 present and filed written submission in IA No.72/2024. The Counsel for complainants C2, C6 and C7 present All other Complainants called absent. The Counsel for 1st Respondent present. The Counsel for R2, R5 to R12, R16, R17, R20 to R22, R24 and R26 to R28 present and filed Memo withdrawing vakalat for R-27 and R-28. R3, R4, R13, R14, R15, R18, R19, R23, R25, R29, R30, R31, R32 called absent. The parties made detailed arguments on the IA No.72/2024. Reserved for orders in IA No.72/2024 for maintainability.
42	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 already filed IA with additional documents for which the Counsel for the Complainant have stated that they have no objection. The Authority directed both the parties to exchange the written submission of argument with each other on or before 12.01.2025. Posted to 22.01.2025 for arguments and written submission of arguments.