

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 19-06-2024

Sl.N o.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1	040/2024	Tmt. Mahjabeen Ahmed	M/s. Alameen International Ltd. Represented by its Director Thiru Abdullah Sarawar	The Counsel for the Complainant present Respondent party in person present Posted to 14.08.2024 for filing Counter.
2	041/2024	M/s. Radiance Icon Owners Association Rep. by its President, Thiru Hariharan	1) M/s. Radiance Realty Developers India Ltd. Represented by its Managing Director 2) M/s. Radiance Facility Management Services Pvt. Ltd. Represented by its CEO 3) Thiru Srinivasan, Ex.Secretary Radiance Icon Owners Association	The representing Counsel for the Complainant present For Respondents-1& 2, M/s. Arun C. Mohan filed vakalat which is recorded. For Respondent-3 M/s. Ralph V. Manohar filed vakalat which is recorded. Posted to 14.08.2024 for Counter Affidavit.
3	042/2024	Sri Sai Nagar Owners' Welfare Association (SSNOWA) Represented by its President Thiru Santosh Kumar Gurusurthy	M/s. J.K. Properties Represented by its Sole Proprietor Thiru J. Jayakrishnan	The Counsel for the Complainant present For Respondent, the Counsel M/s.Mageshkumar filed vakalat which is recorded. Posted to 07.08.2024 for Counter finally.

4	043/2024	Tulive Dakshin Owners Association Rep. by its President, Thiru Gururaj G.	1) M/s. G.K.S. Properties Private Ltd. Rep. by its Director Thiru Gopalakrishna Shetty 2) M/s. S.S.D. Oil Mills Company Ltd. Rep. by its Power Agent	The Counsel for the Complainant present For Respondent-1 the Counsel M/s.Ranga Sayee present and filed vakalat which is recorded. For Respondent-2, the Counsel M/s.Abdul Vajan present and undertakes to file vakalat. Posted to 07.08.2024 for vakalat and Counter.
5	044/2024	1) Thiru Jegan Thirupathi 2) Tmt. Shobanaram Jeyam Rep. by the General Power of Attorney Tmt. Gandharubi Thirupathi	M/s. Artha Real Estate Corporation Limited A Subsidiary of Bennett Property Holdings Company Ltd. Represented by its Authorised Signatory Thiru Ranveer Shah	The Counsel for the Complainants present For Respondent, the Counsel M/s.Tatva Legal undertakes to file vakalat. Posted to 07.08.2024 for vakalat and Counter finally.
6	045/2024	Thiru H.T. Rajan	M/s. Bennet Property Holdings Company Limited Now known as M/s. Artha Real Estate Corporation Limited Represented by its Authorised Signatory Thiru Ranveer Shah	The Counsel for the Complainant present For Respondent, the Counsel M/s.Tatva Legal undertakes to file vakalat. Posted to 07.08.2024 for vakalat and Counter finally.
7	E.P.No.13 of 2024 in C.No.110 of 2022	Thiru Praveen Kumar Jain	M/s. Ozone Projects Private Limited Represented by its Managing Director Thiru Vasudevan Sathiamoorthy	The Counsel for the Execution Petitioner present For Respondent, the Counsel M/s.Chandramouli Prabakhar present and undertake to file vakalat. The Counsel for the Respondent submitted that the alternative flat could not be allotted due to the stay granted by the Hon'ble NCLAT. Posted to 14.08.2024 by which time the Respondent shall file vakalat, Counter affidavit enumerating the steps taken to comply with the orders passed by this Authority in C.No.110/2022.

8	E.P.No.14 of 2024 in C.No.113 of 2022	Tmt. M. Mahalakshmi	M/s. Arun Excello Homes Pvt. Ltd. Represented by its Managing Director	The Complainant party in person present. For Respondent, the Counsel M/s.Kamalarani present and filed vakalat which is recorded. The Counter filed by the Respondent is recorded. The Respondent shall submit an Affidavit on the steps taken to form the association informing each member to ensure fixing date and time for forming association and the Complainant shall also ensure that he is present and inform the members the possible date and time of registration of the Association and follow up action should also be initiated by the Complainant. Posted to 14.08.2024 for arguments.
9	E.P.No.15 of 2024 in C.No.29 of 2023	M/s. Greens Apartment Owners Welfare Association- Jalladianpettai Represented by its Secretary, Thiru P. Elango	1) M/s.Selene Estates Limited Rep. by its Director 2) M/s. India Bulls Real Estates Ltd. Rep. by its Managing Director 3) M/s. Ozone Projects Private Limited Represented by its Chairman & Managing Director	The Counsel for the Execution Petitioner present For Respondent, the Counsel M/s.Chandramouli Prabakhar present and undertakes to file vakalat which is recorded. Posted to 10.07.2024 for Counter finally.
10	E.P.No.16 of 2024 in C.No.022 of 2023	Dr. N. Jayanthi	M/s. Dugar Housing Limited Represented its Director	The Counsel for the Execution Petitioner present For Respondent, the Counsel M/s. Shah & Shah present and undertakes to file vakalat which is recorded. Posted to 10.07.2024 for vakalat and Counter.
11	E.P.No.17 of 2024 in C.No.38 of 2023	1) Thiru K. Arangannal 2) Tmt. A. Arasi	M/s. Dugar Housing Ltd Represented by its Director	The Counsel for the Execution Petitioner present For Respondent, the Counsel M/s. Shah & Shah present and undertakes to file vakalat which is recorded. Posted to 10.07.2024 for vakalat and Counter.

12	072 & 073 of 2024	Thiru B. Siva 72/2024 Thiru Joseph Newman Fernando 73/2024	Thiru Ranjith Kumar M/s. U.K.R. Promoters	The Counsel for the complainants present Notice served to Respondent, but still remained absent, hence treated as ex-parte. Posted to 07.08.2024 for submission of written arguments.
13	124 to 131/2023	N. Vijayakumar & 7 Others	M/s. Casagrand Builder Private Limited Represented by its Authorised Signatory Thiru Sumanth Krishna	The Complainants absent The Counsel for the Respondent M/s. Ganesh and Ganesh filed vakalat in respect of C.Nos.129 to 131 along with Counter which is recorded. Counter in respect of C.Nos.124 to 128 of 2023 has already been filed by the Respondent. Posted to 04.09.2024 for argument.
14	E.P.No.23/2023 in C.No.292 of 2021	Hiranandani Amalfi Owners Association Represented by is Secretary, Thiru Rajesh Mohan	M/s. Hiranandani Realtors Pvt. Ltd. Represented by its Director Thiru Surendra Lakhumal Hiranandani	The Counsel for the Execution Petitioner present The Counsel for the Respondent present and filed a Memo submitting that the Respondent has filed a CMSA before the Hon'ble High Court of Madras. Posted to 10.07.2024 awaiting decision of the Hon'ble High Court of Madras in CMSA based on the orders of the Hon'ble Appellate Tribunal.

15	IA Nos.08 & 09 of 2024 in C.No.37/2023 I.A.Nos.10 to 12 of 2024 in C.No.31/2023 I.A.No.13 of 2024 in C.No.32/2023 I.A.Nos.14 & 15 of 2024 in C.No.139/2022	M/s. Artha Real Estate Corporation Limited A Subsidiary of Bennett Property Holdings Company Ltd. Represented by its Authorised Signatory	1. Thiru Gurumoorthy Nagarajan 2. Tmt. Vijayalakshmi Ravi IA Nos.8 & 9 of 2024 in C.No.37/2023 1.Thiru Karthik Selvakumar 2. Tmt. Vinodhini Karthik IA Nos.10 to 12 of 2024 in C.No.31/2023 Thiru N. Muthukaruppan IA No.13 of 2024 in C.No.32/2023 Thiru Ashok Krishnamurthy IA No.14 & 15 of 2024 in C.No.139/2022	The Counsel M/s.Sanjay Pinto for the Complainant in C.No.32/2023 present and filed Counter in I.A.No.13/2024 which is recorded. The Counsel M/s.Venkata Krishnakumar for Complainants in C.Nos.31 & 37 of 2023 and C.No.139 of 2022 present and undertook to file vakalat. For Respondent, the Counsel M/s.Tatva Legal present and undertook to file vakalat. Heard all the parties and posted to 07.08.2024 for filing vakalat and Counter finally on the IAs.
16	104/2023	Tmt. Sanjana Vasudevan	Thiru Prakasam Jagan Chief Operating Officer M/s. Ozone Group. & 3 Others	The Counsel for the Complainant present For Respondents, the Counsel M/s.Chandramouli Prabhakar present and undertakes to file vakalat. The Counsel for the Respondent claims relief on the basis of issue pending with NCLT and NCLAT. Further they have submitted a Memo that in similar cases where they have intimated of the stay being operational on the orders of Hon'ble NCLAT. As situation is being similar the same would be applied to all other cases of the same Respondent including this complaint. Posted to 07.08.2024 for filing vakalat and Counter finally.
17	77/2023	Thiru Venkatakrisnan Ramaswamy	M/s. Green Avenue Homes & Gardens	The Counsel for the Complainant present The Respondent absent during last hearing as well as in this hearing hence treated as ex-parte. Posted to 07.08.2024 for filing written arguments.

18	106/2023	Nalam Home Owners Association	M/s. Mahindra Lifespace Developers Limited (MLDL)	The Counsel for the Complainant present The Counsel for the Respondent present and filed IA along with typed set documents praying for two reliefs which is recorded. Posted to 14.08.2024 for filing Counter on the IA.
19	144/2023	Dr. Arvind Chander	M/s. Casa Grande Coimbatore LLP	The Counsel for the Complainant present. The Counsel for the Respondent present. Posted to 14.08.2024 for reporting settlement or for Counter finally.
20	145/2023	1. Tmt. G. Latha 2. Thiru D.Giri	M/s. Casagrand Builder Pvt. Ltd.	The Counsel for the Complainant present. The Counsel for the Respondent present. At the request of the Counsel for the Respondent for waiver of the cost imposed, the same is considered and the Respondent Counsel is cautioned to be adhered to the time for filing Counter. Posted to 14.08.2024 for arguments. The rival parties should exchange their written submission of arguments on or before 31.07.2024 so as to make oral submissions.
21	14/2024	Thiru P.S. Saravanan	1) M/s. Olympia Tech Park (Chennai) Pvt. Ltd. (Formerly M/s. Olympia Infratech Pvt. Ltd.) Rep. by its Managing Director 2) The Secretary Olympia Opaline Flat Owners Association	The Counsel for the Complainant present The Counsel for the Respondent-1 present and filed Counter with cost paid to the Complainant which is recorded. Respondent-2 absent. The IA filed by the 1st Respondent to set aside ex-parte order is recorded. Posted to 14.08.2024 for arguments. The rival parties are directed to exchange the written submission of arguments before 31.07.2024 so as to complete the oral submissions.

22	E.P.No.53 of 2023 in C.No.152 of 2022	Thiru T.G. Parthasarathy	M/s. Land Mark Constructions	The Counsel for the Execution Petitioner present The Counsel for Respondent present and the cost paid to the Execution Petitioner which is acknowledged by their Counsel. As the Respondent assured of impending settlement, posted to 24.07.2024 for reporting settlement or for Counter finally.
23	E.P.No.008/2024 in C.No.54/2023	Harisri Flat Owners Welfare Assoc	1) M/s. Stepsstone Promoters Pvt. Ltd.& 2 Others	Both parties absent. Posted to 14.09.2024.
24	E.P.No.26/2023 in C.No.243/2021	Thiru Thamizh Chelvan	1) M/s. Puravankara Limited 2) M/s. Provident Housing Limited	The Counsel for the Execution Petitioner present The Counsel for the Respondent present. Both the parties argued on this Execution Petition. Reserved for orders.
25	33/2024	M One Flat Owners Association (M	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	Counsel for Complainant present. The IRP in person present represents Respondent-1 and submits the orders of Hon'ble NCLT for moratorium under Section 14 of IBC which is recorded. Respondets-2 & 3 absent. The Counsel for 4th Respondent present and filed IA to set aside order which is not allowed. It will be allowed at cost Rs.2000/- to be paid by the Respondent-4. Heard the parties and posted to 14.08.2024.
26	13/2023	Kaizar Saifuddin & Others	M/s. Lokaa Developer Pvt. Ltd. & 5 Others	Counsel for Complainants present. The IRP in person present represents Respondent-1 and submits the orders of Hon'ble NCLT for moratorium under Section 14 of IBC which is recorded. Respondets-2 & 3 absent. Posted to 14.08.2024.

27	IA Nos. 17 to 19 of 2024 in C.No.43/2023	1. Thiru Baladandapani 2. Thiru Rahul Thomas 3. Tmt. Krishna Priya Rajasekaran 4. Thiru Parul Shah 5. Kousalya Pari	1. Thiru L.K.Sudhish 2. Tmt.S.Poornajothi (a) Sudish Poornajothi Complainants/Respondents No.1 and 2 3. M/s. Lokaa Developers Pvt. Ltd. Respondent/Respondent No.3	Counsel for Applicants present. The IRP in person present represents Respondent-3 and submits the orders of Hon'ble NCLT for moratorium under Section 14 of IBC which is recorded Posted to 14.08.2024 for Counter Affidavit to the IA Nos.17 to 19 of 2024.
28	105/2023	Thiru V. John Jayakumar	M/s. Casa Grande Homes Pvt. Ltd.	Complainant party in person present. Counsel for Respondent present. Posted to 26.06.2024 for submitting an Affidavit stating the steps taken for registration.