

BEFORE THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)

PRESENT: Thiru Shiv Das Meena, I.A.S., Chairperson

Adv. M.Krishnamoorthy, Member

Calling: 03.00 P.M

LIST OF CASES HEARD ON 20-11-2024

Sl.No.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1	133/2023	Thiru D. Rajasekhar	M/s. Great Heights Developers LLP	Complainant party in person present. Counsel for Respondent present. The Complainant filed written submission of arguments with copy served on the counsel for the Respondent. The case is adjourned to 11.12.2024.
2	025/2024	1)Rahul Gupta 2)Bhupender singh	1)Evita Construction Pvt Ltd. 2)Lucifer construction Pvt Ltd.	The Counsel for Complainants present. The Counsel for Respondents present The Counsel for Complainant submitted that they received the proposal for settlement from the Respondents only two days back, hence requested for adjournment for reporting settlement. Posted to 22.01.2025 for reporting settlement.
3	E.P.No.01/2024 In C.No.17/2023	Vetri Nagar Rich Land (Sulur) Members Welfare Association – Salem East	1. Vetri Nagar Real Estate P Ltd. 2. G. Srinivasan, Director Vetri Nagar Real Estate India Pvt.Ltd.	The Counsel for Execution Petitioner present The Respondents called absent. The Counsel for the Execution Petitioner submitted that the matter is settled before the mediation centre in the Hon'ble High Court of Madras and he will produce the order copy of the Hon'ble High Court by 22.01.2025. Hence, the matter is adjourned to 22.01.2025.

4	E.P.No.37/2023 in C.No.31/2022	Mahidhara Central Owners Welfare Assn.(MCOWA)	Mahidhara Projects Private Limited	The Execution Petitioner party in person present The Respondent called absent. The Execution Petitioner submitted that the arguments before the Hon'ble TNREAT is over and the orders are reserved. Hence wanted to adjourn the hearing. Hence, posted to 29.01.2025.
5	144/2020	S. Satheesh Kumar	Green Valleys Shelters (P) Ltd.	The Counsel for Complainant present The Counsel M/s.vSoLve Intelexis LLP for IRP present and filed vakalat. The Authority directed the Counsel for Complainant to serve copy of the complaint along with documents, if any, to the Counsel for IRP before 22.01.2025. The Authority directed the Counsel for IRP to file counter Affidavit on receipt of copy of Complaint from the Complainant. Posed to 22.01.2025.
6	E.P.No.36/2023 in C.No.242/2021	Madhu Khatri	India Golf Assets Pvt. Ltd.	The Execution Petitioner absent The Counsel for Respondent present. The Authority adjourned the hearing to 18.12.2024 for reporting compliance finally by the Respondent.
7	E.P.No.02/2021 in C.No.007/2020	R.Sritharan	1)State Bank Of India Officers Association Chennai Circle (SBIOACC) 2)Thiru M.Mohan,Ex-Chairman of Housing Committee of SBIOACC	The Execution Petitioners filed Memo of status of compliance of the order with copy served on the Respondent. The Respondents shall file their written submission, if any, along with compliance report on or before 10.01.2025 with copy served on the Execution Petitioners. Posted to 22.01.2025 for arguments.
8	E.P.No.03/2021 in C.No.010/2020	A.Sittrarasu		

9	89/2024	Prestige Silver Springs Villa Owners Association	1) Prestige Southcity Holdings 2) Ratnavara Developers LLP	<p>The Counsel for Complainant present Counsel for 1st Respondent and the Counsel for the 2nd Respondent present.</p> <p>The Counsel for 2nd Respondent filed Counter with copy served on the Counsel for the Complainant, which is recorded along with Memo for cost paid to the CM's Relief Fund.</p> <p>The Counsel for Complainant wants to file Rejoinder to the Counter filed by the Respondents.</p> <p>Posted to 29.01.2025.</p>
10	90/2024	Vinu Priyanga. R	1) J.M. Ahmed Sirajuddin 2) Kidar Hussaini 3) J.M. Muneer Ahamed 4) J.M. Ibrahim	<p>The Counsel for Complainants present The Counsel for the Respondents present and filed Memo enclosing the Death Certificate of Respondent-4 namely Thiru J.M.Ibrahim which is recorded.</p> <p>The Authority in earlier occasion directed the Respondents to appear in person, but the Respondents have not appeared in person during the hearing.</p> <p>Therefore, the Authority imposed cost of Rs.5,000/- to be paid to the Complainants by the Respondents-1 to 3 and file compliance memo to this effect.</p> <p>Also the Counsel for Complainants requested for interim stay for the status-quo to be maintained by the Respondent till disposal of this complaint.</p> <p>The Authority has already directed the Respondent to maintain the status quo in respect of trespassing the Complainant's car parking by 3rd parties vide its day order dated 09.10.2024. The Authority directs the Respondents to maintain the status-quo which was ordered on 09.10.2024 shall continue till disposal of this complaint.</p> <p>Posted to 22.01.2025.</p>
11	91/2024	R. Anu Priyanga		

12	93/2024	1) Dr. Jyothi Pramod 2) Dr. Arcot Pramod Roy	M/s.Vencer Projects Rep by Authorised Partners 1.Mr.Diwakar Narasimhan 2.Mr.K.Ravi 3.Mrs.Devipriya	The Complainants party in person present The Counsel for Respondent-1 present and filed Counter with copy served on the Complainant along with Memo for having paid the cost to CM's Relief Fund which is recorded. The Counsel for Respondent-2 & 3 present and filed Counter with copy served on the Complainant along with Memo for having paid the cost by Respondents-2 & 3 to CM's Relief Fund which is recorded Posted to 29.01.2025 for arguments.
13	95 to 105/2024	Shriram Properties Limited	1) Anugraha Real Value Services (Chennai) 2) Cybercity Mangadu Project Pvt. Ltd.	The Counsel for Complainants present and filed Affidavit of service, which is recorded. The Counsel for Respondent-1 present and filed Counter with copy served on the Complainant along with Memo for having paid the cost paid to CM's Relief fund which is recorded. The Counsel for Respondent-2, present and filed counter with copy served on the Complainant along with Memo for having paid the cost to CM's Relief Fund which is recorded. Posted to 29.01.2025 for arguments.
14	109/2024	Steller Apartments Owners Association	Raunaq Foundations	The Counsel for Complainant present The Counsel for Respondent M/s.Malathy Gopi present and filed vakalat and Counter with typed set and copy served on the Complainant. The counsel for Respondent also filed Memo for having paid the cost to CM's Relief fund which is recorded. Posted to 29.01.2025 for arguments.

15	115/2024	Sky Dugar Apartments Owners Association	Dugar Housing Limited	<p>The Counsel for Complainant present.</p> <p>The Counsel M/s. K.V. Bhashyam Chari for Respondent present and filed Affidavit of Service for having paid the cost to CM's Relief Fund which is recorded.</p> <p>The Counsel for Respondent also filed Memo seeking time to file vakalat and counter.</p> <p>Hence, posted to 22.01.2025 for filing vakalat and Counter finally.</p>
16	E.P.No.23/2024 in C.No.62/2023	Karthikeyan Chandrasekaran	Casa Grand Builder Private Ltd	<p>The Counsel for Execution Petitioner present.</p> <p>The Counsel for Respondent present and filed Counter with copy served on the Counsel for Execution Petitioner.</p> <p>Posted to 22.01.2025 for arguments.</p>
17	E.P.No.10/2024 in C.No.246/2019	Shobana Subramanian & Varun Gopal	<p>1. 1) L & T South City Projects Pvt. Ltd. (Now known as Pragya South City Projects 2. Pvt. Ltd.)</p> <p>2) L & T Realty Ltd.</p>	<p>The Execution Petitioners party in person present.</p> <p>The Counsel for 1st Respondent and the Counsel for 2nd Respondent present and filed Memo for having paid the cost to CM's Relief Fund which is recorded.</p> <p>The Counsel for 1st Respondent filed Counter with copy served on the other side.</p> <p>The Counsel for 2nd Respondent filed adoption Memo stating that the Counter filed by the 1st Respondent is adopted by them.</p> <p>The Counsel for 1st Respondent stated that the issue is pending before the Hon'ble High Court wherein the Hon'ble High court has granted Stay in this proceedings.</p> <p>The authority directed the 1st Respondent to produce the copy of the Stay order of the Hon'ble High court of Madras.</p> <p>Posted to 11.12.2024 for arguments.</p>
	E.P.No.11/2024 in C.No.247/2019	Sadhana Subramanian & V. Subramanian		

18	029/2024	Milano Orchard Flat Owners Association Represented by its President	1.M/s. Al Ameen International Ltd.& 6 Others	The Counsel for Complainant present The Counsel for Respondents-1 to 5 and 7 present. Respondent-6 called absent. The Counsel for Complainant again sought time to file rejoinder to the Compliance Memo filed by the Counsel for Respondents-1 to 5 and 7. Posted to 29.01.2025.
19	111/2024	S. Rajaraman	1) Rajkham Infra Pvt. Ltd. 2) Shriram Housing Finance Ltd.	The Counsel for Complainants present. The Counsel for Respondent-1 present The Counsel for Respondent-2 present The Counsel for Complainants submitted that NOC in respect of all the Complaints received. In respect of Complainant Nos.111/2024 and 113/2024, the Counsel for Complainants represented that they want to withdraw the complaints for which the Authority directed the Counsel for Complainants to file withdrawal Memo to that effect. The Authority directed the Respondents-1 & 2 to file a detailed Counter in respect of C.Nos.112 and 114 of 2024 with copy served on the other side. Posted to 22.01.2025.
	112/2024	1) Sajith Menon K. 2) Nisha K.M.		
	113/2024	1) Sai Krithika 2) S. Rajaraman		
	114/2024	1) K.K. Kumaran 2) K. Suganthi		
20	141/2023	Prachin Tie Up (P) Ltd.	SPR & RG Construction (P) Ltd.	The Counsel for the Complainants present. The Counsel for the Respondent present and filed Memo for having paid the cost to Chief Minister's Relief Fund in each case. Posted to 22.01.2025 for filing Counter finally.
21	142/2023	Monitor Commercial (P) Ltd.	SPR Constructions (P) Ltd.	The Counsel for the Complainants present. The Counsel for the Respondent present and filed Memo for having paid the cost to Chief Minister's Relief Fund in each case.
22	135/2023	Prachin Tie Up (P) Ltd.	SPR Constructions (P) Ltd.	Posted to 22.01.2025 for filing Counter finally.

23	027/2024	Aurum Villas Owners Association	<p>1) Sylvanus Builders and Developers Ltd.</p> <p>2) Pacifica (Chennai Project) Pvt. Ltd.</p>	<p>The Counsel for the Complainant present.</p> <p>The Counsel for Respondent present and filed Counter with copy served on the Complainants along with Memo for having paid the cost to CM's Relief Fund which is recorded.</p> <p>The Counsel for Complainant seeks time to file Rejoinder to the Counter filed by the Respondents.</p> <p>Posted to 22.01.2025.</p>
24	042/2024	Sri Sai Nagar Owners' Welfare Association (SSNOWA)	J.K. Properties	<p>The Counsel for the Complainant present.</p> <p>The Respondent called absent.</p> <p>The Authority in earlier occasion directed MS, CMDA and the District Collector, Chengalpattu for early inspection of the OSR area covering S.Nos.195/1B1, 197/ 1 & 2, 203/2, 208/1 and 225/1 and the land designated for Park in this project covering S.Nos.224/1A1, 224/3, 224/4, 224/1A2, 224/6A, 224/1B, 224/6B, 225/2, 226/2B and 226/3A of Ottiyambakkam Village, Tambaram Taluk, Chengalpattu District (formerly Kancheepuram District) already gifted by the Respondent in this Complaint namely M/s. J.K.Properties to Ottiyambakkam Panchayat Union vide document No.2090 of 2020 dated 17.2.2020 and document No.8726/2021 dated 29.07.2021 respectively. The above layout has been approved by CMDA vide CMDA layout PPD/LO No.36/2020 in Letter No.L1/19681/2018-19 dated 18.05.2020.</p> <p>The inspection reports are still awaited from the concerned Authorities.</p> <p>The Authority directs the Registry to send reminder to the Authorities concerned for early inspection and report to this Authority.</p> <p>Posted to 22.01.2025.</p>

25	E.P.No.003/2024 in C.No.146/2022	Tvl. Dr. Preethi and Arjun Ramesh	M/s. Ozone Projects Pvt. Ltd.	<p>The Counsel for the Execution Petitioners present.</p> <p>The Counsel for Respondent present</p> <p>The Counsel for the Respondent filed Memo for having paid the cost to Chief Minister's Relief Fund and also filed Memo of compliance along with typed set documents and copy served on the Execution Petitioner.</p> <p>Posted to 22.01.2025 for arguments.</p>
26	E.P.No.15/2024 in C.No.29/2023	Greens Apartment Owners Welfare Association- Jalladianpettai	<ol style="list-style-type: none"> 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 impleading petition which is not in the proper form of Affidavit.</p> <p>Therefore, the Authority returned the same and directed the Counsel for Execution Petitioner to file proper Affidavit with impleading petition with copy served on the other side.</p> <p>The Counsel for Respondent-1 and 3 present.</p> <p>The Counsel for Respondent-2 present.</p> <p>The Counsel for Respondent-1 filed Affidavit along with some documents.</p> <p>In the meantime, the Registry is directed to get a list of retired engineers (Executive Engineers and above) from Metro Water so as to nominate one engineer for carrying out the inspection of this project site with reference to the STP issues involved in this project.</p> <p>The cost of inspection shall be borne by both the Execution Petitioner and the Respondents which will be intimated soon after the independent engineer is appointed.</p> <p>Posted to 22.01.2025.</p>

27	286/2021	The Metrozone Apartment Owners Association	Ozone Projects Pvt Ltd	The Counsel for Complainant present. The Counsel for Respondent present and filed common objection/compliance Memo filed with copy served on the complainant which is recorded. The Counsel for the Complainant seeks time to file Rejoinder to the Compliance Memo filed by the Respondent. Posted to 29.01.2025.
28	143/2023	Khusboo Hiran Kapadia	Ozone Projects Private Limited	Both the Counsel for the Complainant and the Counsel for the Respondent present. The Counsel for the Respondent filed Memo for having paid the cost to the Complainant . Posted to 11.12.2024 for filing Counter finally.
29	C.No.146/2023	1) Tmt. Suganthi Ravi 2) Thiru Ravi Iyengar	M/s. Code Represented by its Partner, Krithika Subramanian	The Counsel for the Complainants present. The Counsel for Respondent present. The Counsel for Respondent seeks time for reporting settlement or for filing compliance report. Posted to 18.12.2024 for reporting settlement or for filing compliance report.
30	E.P.No.33/2024 in C.No.26/2022	M/s.Five Mount Villa Owners Welfare Association	1. M/s. Bahri Estates Pvt.Ltd 2. M/s. Bahri Realty Management Services Pvt Ltd.,	The Counsel for Execution Petitioner present The Counsel M/s. Anil Relwani for the Respondent files vakalat and Affidavit in response to the allegations made by the Execution Petitioner. The Counsel for the Respondents seeks time to file detailed Counter. Posted to 29.01.2025 for filing Counter.

31	E.P.No.54/2023 In C.No.143/2020	K.R. Anantharaman	Y. Gangadhar, Managing Director M/s. Ananyakrishnaa Constructions Pvt Ltd	The Counsel for the Execution Petitioner present and filed Counter to the Compliance Affidavit filed by the Respondent. Respondent called absent. The Authority directed the Counsel for the Execution Petitioner to serve copy of the Counter to the Respondent. Posted to 11.12.2024 for arguments finally.
32	64/2023	R. Sivakumar	Vijay Raja Homes Pvt. Ltd.	The Counsel for Complainant present. The Counsel for Respondent present and filed Memo seeking time for two months for compliance of the issue raised by the complainants. The Authority directed the Complainants to co-operate with Respondent to rectify the defects Posted to 29.01.2025 for reporting compliance or arguments finally.
33	C.No.013/2024	M/s Evernest Industrial Park Private Limited	1) M/s Bhoomi and Buildings Pvt.Ltd. 2) M/s Network Infra Buildcon Pvt.Ltd.	The Counsel for Complainant present The Counsel for Respondent present. The Counsel for the Complainant filed Memo stating that the matter is settled between the parties in terms of the Joint Memo of Compromise. The Authority closed the complaint as settled.
34	069/2024	M. Ananda Priya & 28 Others	Malles Constructions Pvt. Ltd.	The Counsel for Complainants present The Counsel for Respondent present. Posted to 22.01.2025 for arguments.

35	048/2024	G.Dhanavathy	The Director M/s.VGP Housing Pvt.Ltd.	The Counsel for the Complainant present The representing Counsel for the Respondent present and sought time to make arguments as the counsel on record is not well and unable to attend this hearing. The Authority directed the Respondent to serve copy of the Counter along with typed set documents to the Complainant on or before 01.12.2024. At the request of the Counsel for Respondent posted to 11.12.2024 for arguments and written submission of arguments by both the parties.
36	86/2024	1) Brajesh Khanna 2) Sujata Mody	VGN Property Developers Pvt. Ltd.	The Counsel for Complainants present The Counsel for the Respondent present Both the parties stated that the matter is going to be settled shortly. Posted to 29.01.2025 for reporting settlement or for arguments.
37	E.P.No.21/2024 in C.No.30/2022	Karicheti Raghava Rao	Casa Grande Home Private Limited	The Counsel for the Execution Petitioner present. The Counsel for Respondent present and sought time to make arguments Posted to 22.01.2025 for arguments finally.

38	014/2024	P.S.Saravanan	1) M/s. Olympia Tech Park (Chennai) Pvt. Ltd. 2) The Secretary Olympia Opaline Flat Owners Association	The Counsel for Complainant present and filed Memo for filing additional documents with copy served on the counsel for Respondent. The Counsel for 1st Respondent present and represented that on earlier occasion he made arguments partly whereas in the day order dated 09.10.2024 it is mentioned that the Respondent sought time to make arguments which should be corrected. Therefore, the Authority directed the Registry to correct the day order dated 09.10.2024 to read as "the Counsel for Respondent-1 argued partly and sought time for further arguments". Both the Counsels made detailed arguments. The Authority heard both the parties and reserved for orders.
39	119/2023	Peal Beach Plot Owners Association	Pearl Beach Promoters Pvt.Ltd. & 5 Others	The Counsel for Complainant present. The Counsel for Respondents-1 to 5 present. The Counsel for Respondent-6 present The Counsels sought time to make arguments. Posted to 11.12.2024 for arguments on IA.
40	C.No.132/2022	Thiru Ravikumar R.	M/s. Casa Grande Pvt. Ltd. Rep. by Managing Director, Thiru Arun Kumar	Complainant party in person present. The Counsel for the Respondent present and again sought time to make arguments. Posted to 18.12.2024 for arguments finally.
41	E.P.No.52/2023 in C.No.216/2021	Thiru A.G.Ranganathan	M/s. Selene Estates Limited	Both the Counsel present. The Counsel for Execution Petitioner filed typed set papers along with copy of citations in support of his arguments Both the Counsel made detailed arguments and they shall file written submission of arguments, if any, with copy served on either side. Reserved for orders.