

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 2

Adv. M.Krishnamoorthy, Member 3

Calling: 03.00 P.M

LIST OF CASES HEARD ON 21-08-2024

Sl.No.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1	119/2024	M.Marudhachalam	M/s.Harish Builders	The Counsel for Complainant present The Counsel M/s. V.R.Mugundakumar for Respondent undertook to file vakalat. Posted to 18.09.2024 for filing Counter.
2	140/2023	VGN Tranquil Flat Owners' Association	1. VGN Homes Private Limited 2. VGN Southern Avenue Flat Owners Association	The Counsel for Complainant present. The Counsel for 1st Respondent present and filed set aside petition along with Counter and cost paid to the Complainant The Counsel for 2nd Respondent present. Posted to 18.09.2024 for arguments.
3	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 absent Posted to 18.09.2024.
	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.		
4	144/2022	Vysali Gowrishankar	1) Origin Homes 2) J. Komala 3) J. Ragnathan 4) J. Bhuvanewari	The Counsel for the Complainant present. The Counsel for the 1st Respondent present. Posted to 06.11.2024 for filing report from Anna University.

5	154/2022	GVSPL Mahameru Apartment Owners Assn.	Green Valleys Shelters (P) Ltd.	The Counsel for Complainant present Respondent absent Notice to IRP to be issued. The Respondent as well as the Complainant has 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 18.09.2024.
6	132/2023	B. Prakash	KSM Nirman Private Limited	Complainant absent. Counsel for the Respondent present. Posted to 25.09.2024.
7	047/2024	S. Lavanya	S.R. Construction	Complainant absent. Respondent absent Posted to 09.10.2024 finally.
8	E.P.No.34/2023 in C.No.222/2021	Casagrand Smart Town Buyers & Owners Association	1) Casa Grand Civil Engineering Pvt. Ltd. 2) Grace Gated Community LLP	The Counsel for the Execution Petitioner present. The Counsel for Respondents present The copy of the inspection report filed by the Additional Director-II of TNRERA was served to the Respondent Counsel as well as to the Complainant Counsel. Posted to 18.09.2024 for further proceedings.
9	64/2023	R. Sivakumar	Vijay Raja Homes Pvt. Ltd.	Counsel for Complainant present. Counsel for Respondent present. Posted to 18.09.2024 for arguments finally on the compliance report.
10	069/2024	M. Ananda Priya & 28 Others	Malles Constructions Pvt. Ltd.	Counsel for Complainant present For Respondent the Counsel M/s. Ganesh and Ganesh present and filed vakalat with Company Resolution. Posted to 25.09.2024 for filing Counter.
11	070/2024	1) G. Mohankumar 2) M. Jayalakshmi	1) Sylvanus Builders and Developers Ltd. 2) Pacifica (Chennai Project) Infrastructure Co.Pvt. Ltd.	Counsel for Complainants present For Respondent-1 & 2, the Counsel M/s.Anil Ralwani filed vakalat with Company Resolution. Proof Affidavit filed by the Complainant is recorded. Posted to 25.09.2024 for filing Counter.

12	079/2024	K. Manikandan	1) Casa Grande Civil Engineering Private Limited 2) Grace Gated Community LLP	Counsel for Complainant present For both Respondents, the Counsel M/s.Ganesh and Ganesh filed vakalat with Board Resolution. The Respondent has assured that they will try to solve the issues within 3 weeks. Posted to 25.09.2024 for reporting compliance.
13	080/2024	Casagrand Smart Town Buyers & Owners Association	1) Casa Grande Civil Engineering Private Limited 2) Grace Gated Community LLP	Counsel for Complainant present For Respondents the Counsel M/s.Ganesh and Ganesh present and filed vakalat with Company Resolution. Posted to 25.09.2024 for filing counter.
14	013/2024	Evernest Industrial Park Private Limited	1. Bhoomi and Buildings Private Limited 2. Network Infra Buildcon Private Limited	The Counsel for the Complainant present. The Counsel for Respondents-1 & 2 present. Posted to 25.09.2024 for reporting settlement or Counter finally.
15	071/2024	Sivaraman G.	Central Government Employees Welfare Housing Organisation	The Complainant party in person present The Counsel for Respondent present and filed Counter with typed set documents. The Complainant shall file rejoinder, if any, one week before next hearing. Posted to 11.09.2024 for arguments.
16	132/2022	Ravikumar R.	Casa Grande Pvt. Ltd.	Complainant party in person present. The Counsel for the Respondent present. The Counsel for Respondent wanted time to file written arguments. Posted to 11.09.2024 for filing written arguments by the Respondent.
17	E.P.No.16/2024 in C.No.022/2023	Dr. N. Jayanthi	Dugar Housing Limited	The Counsel for the Execution Petitioner present The Counsel for Respondent present Posted to 11.09.2024. for further proceedings
18	E.P.No.17/2024 in C.No.38/2023	1) K. Arangannal 2) A. Arasi	Dugar Housing Ltd	The Counsel for the Execution Petitioners present The Counsel for Respondent present. At the request of the Counsel for Execution Petitioner, posted to 11.09.2024 for further proceedings.

19	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 The Counsel M/s. Anant Merathia for Respondent-1 present and filed Counter. The Counsel for Respondent-2 present. The Counsel for Respondent-2 seeks clarification in the cause list; hence, the Complainant has to confirm whether any amendment is required in the complaint. Posted to 18.09.2024.
20	I.A. Nos.8 & 9/ 2024 in C.No.37/2023	Artha Real Estate Corporation Limited	1. Thiru Gurumoorthy Nagarajan 2. Tmt. Vijayalakshmi Ravi	The Counsel for Petitioner/Respondent present. The Counsel for the Respondent/Complainant in C.No.32/2023 present In all other 3 matters, Respondent/Complainants absent The Counsel for Petitioner/Respondent shall file fresh Affidavit after getting instruction from their client. Posted to 11.09.2024
	IA Nos.10 to 12/2024 in C.No.31/2023		1.Karthik Selvakumar & 2. Vidodhini Karthik	
	I.A.No.13/2024 in C.No.32/2023		N. Muthukaruppan	
	IA No.14 & 15/ 2024 in C.No.139/2022		Ashok Krishnamurthy	
21	E.P. No.19/2024 in C.No.32/2023	N. Muthukaruppan	1. Artha Real Estate Corporation Limited 2. Bennett Property Holdings Company Limited (BPHCL) 3. Ranveer Shah	The Counsel for Respondent present. The Counsel for the Execution Petitioner present Posted to 11.09.2024

22	77/2023	Venkatakrisnan Ramaswamy	Green Avenue Homes & Gardens	<p>The Counsel for the Complainant present</p> <p>The Representing Counsel for Respondent present and sought time to file set aside petition and for filing Counter. The cost imposed has also not paid by the Respondent</p> <p>The Authority directs the Respondent to appear in person during next hearing along with set aside petition.</p> <p>Posted to 04.09.2024.</p> <p>If the Respondent fails to comply with the above direction, the Authority will reserve orders.</p>
23	081/2024	Tulive Viha Apartment Owners Association	G.K.S. Technology Park Private Limited	<p>Counsel for Complainant present</p> <p>The Counsel for Respondent present and filed vakalat and Counter with cost paid.</p> <p>Posted to 18.09.2024 for arguments.</p>
24	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>The Counsel for Respondent-14 present.</p> <p>All other Respondents absent.</p> <p>Posted to 18.09.2024 for arguments finally.</p>
25	050/2024	1) D. Hariharan 2) V.K. Devarajan	Narain Promoters	<p>The Counsel for the Complainant present and filed written arguments.</p> <p>The Counsel for Respondent present.</p> <p>Posted to 18.09.2024 for arguments with supportive documents.</p> <p>The parties would exchange written arguments.</p>

26	035/2024	Illango Shivaraman	Tamil Nadu Housing Board & 2 others	The Counsel for the Complainant present The Counsel for all 3 Respondents present. The Common Counter to the IAs filed by the Respondents along with typed set document. At the request of the Complainant Counsel posted to 18.09.2024 for arguments.
27	196/2021	Sherine Manoj	M. Jeyasakaran, Proprietor of Baskara Construction & Estates & 3 Others	The Counsel for Complainants present.
	198/2021	Sam Thomas		The Counsel for Respondents-3 & 4 present.
	199/2021	Fredrick Jude Jerome Camoens & Esther Thomas alias Esther Camoens		All other Respondents absent The Counsel for 4th Respondent filed Counter in C.No.198 and 199 of 2021. Posted to 25.09.2024.
28	E.P.No.002/2024 in C.No.138/2021	K.S. Nethranandam	Jain Housing and Constructions Ltd.	The Counsel for the Execution Petitioner present. The Counsel for Respondent present The Counsel for Respondent is directed to serve copy of the break up demand details of actual GST paid to the Complainant Counsel. Posted to 11.09.2024 for arguments.