

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 23-08-2024

Sl.N o.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1	86/2024	1) Brajesh Khanna 2) Sujata Mody	VGN Property Developers Pvt. Ltd.	The Counsel for Complainant present For Respondent, the Counsel M/s. P.S. Deepika present and filed vakalat. Posted to 09.10.2024 for filing Counter.
2	87/2024	1) Smitha Vinit 2) Vinit Chandran Menon	Samridhi Unique Spaces LLP	The Counsel for Complainants present For Respondent, the Counsel M/s. Sarvabhauman present and filed vakalat. Posted to 16.10.2024 for filing Counter.
3	94/2024	1) Dr. Sibithooran 2) Gayathri	Samridhi Unique Spaces LLP	The Counsel for Complainants present For Respondent, the Counsel M/s. Sarvabhauman present and filed vakalat. Posted to 16.10.2024 for filing Counter.
4	88/2024	1) Sasikala R 2) Rajeshkumar S	KG Foundations (P) Limited	The Complainants party in person present For Respondent, the Counsel M/s. D.Sairamkumar present and filed vakalat. Posted to 09.10.2024 for filing Counter.
5	89/2024	Prestige Silver Springs Villa Owners Association	1) Prestige Southcity Holdings 2) Ratnavara Developers LLP	The Counsel for Complainants present For 1st Respondent, the Counsel M/s. Dua Associates present and filed vakalat. For 2nd Respondent, the Counsel M/s. G.Vijayanand Associates present and filed vakalat. Posted to 09.10.2024 for filing Counter.

6	90/2024	Vinu Priyanga. R	1) J.M. Ahmed Sirajuddin 2) Kidar Hussaini 3) J.M. Muneer Ahamed 4) J.M. Ibrahim	The Counsel for Complainants present For Respondents, the Counsel M/s. H.Mohammed present and filed vakalat. The Counsel for Respondents assured that they will inform the Respondents to remove the CCTV camera which are intruding the privacy of the Complainants. Posted to 09.10.2024 for filing Counter.
7	91/2024	R. Anu Priyanga		
8	92/2024	Madhukar Nandigam	Selene Estates Ltd (Now known as Ozone Group Greens)	The Complainant present For Respondent, the Counsel M/s.Chandramouli Prabhakar present and filed vakalat. Posted to 09.10.2024 for filing Counter.
9	93/2024	1) Dr. Jyothi Pramod 2) Dr. Arcot Pramod Roy	Vencer Projects	The Complainants represented by their authorized person. For Respondent-1, the Counsel M/s.K.V.Meenakshi present and filed vakalat. For Respondents-2 & 3, the Counsel M/s.Ganesh and Ganesh present and filed vakalat. Posted to 09.10.2024 for filing Counter by all the Respondents.
10	95 to 105/2024	Shriram Properties Limited	1) Anugraha Real Value Services (Chennai) 2) Cybercity Mangadu Project Pvt. Ltd.	The Counsel for Complainants present. Respondent-1 absent For Respondent-2, the Counsel M/s.Anand Gomathy present and filed vakalat for all the Complainants. The Counsel for Complainants is directed to serve copy of the typed set documents to the 2nd Respondent. Posted to 09.10.2024 for filing Counter by the Respondents.
11	109/2024	Steller Apartments Owners Association	Raunaq Foundations	The Counsel for Complainant present. For Respondent, the Counsel M/s.Malathy Gopi present and undertook to file vakalat. Posted to 09.10.2024 for filing vakalat and Counter.

12	110/2024	1) K. Chandrasekar 2) Kalpana Chandrasekar	Case Grande Smart Value Homes Private Limited	The Complainants party in person present. For Respondent, the Counsel M/s.Ganesh and Ganesh present and filed vakalat. Posted to 09.10.2024 for filing Counter.
13	115/2024	Sky Dugar Apartments Owners Association	Dugar Housing Limited	The Counsel for Complainant present. For Respondent, the Counsel M/s.Sherick present and undertook to file vakalat. Posted to 09.10.2024 for filing vakalat and Counter.
14	E.P.No.21/2024 in C.No.30/2022	Karicheti Raghava Rao	Casa Grande Home Private Limited	The Counsel for Execution Petitioner present. For Respondent, the Counsel M/s.Ganesh and Ganesh present and filed vakalat. Posted to 09.10.2024 for filing Counter.
15	E.P.No.22/2024 in C.No.92/2023	S. Venkatesh	G.K.S. Technology Park Private Limited	The Counsel for Execution Petitioner present. For Respondent, the Counsel M/s.Anant Merathia present and undertook to file vakalat. Posted to 09.10.2024 for filing vakalat and Counter.
16	E.P.No.23/2024 in C.No.62/2023	Karthikeyan Chandrasekaran	Casa Grand Builder Private Ltd	The Counsel for Execution Petitioner present. For Respondent, the Counsel M/s.Ganesh and Ganesh present and filed vakalat. Posted to 09.10.2024 for filing Counter.
17	E.P.No.24/2024 in C.No.400/2019	Inseli Park Owners Association	Jain Housing & Construction Ltd.	The Counsel for Execution Petitioner present. For Respondent, the Counsel M/s.Arshad present and undertook to file vakalat. Posted to 25.9.2024 for filing vakalat and Counter.
18	E.P.No.25/2024 in C.No.49/2023	B. Vinoth	Rajkham Infra Private Ltd.	The Counsel for Execution Petitioner present. For Respondent, the Counsel M/s.G. Arun present and undertook to file vakalat. The Counsel for Respondent also submitted that NOC was obtained and served to Execution Petitioner. Posted to 25.9.2024 for reporting settlement.

19	S.R.No.501/2024	Mantri Signature Villas Owners Association	Buoyant Technology Constellations Pvt. Ltd.	The Counsel for Complainant present. As the Completion Certificate has not been produced to the Complainant as ordered by this Authority, the Complaint is allowed and the Registry is directed to number Complaint.
20	S.R.No.378/2024	The Neelkamal Flat Owner's Association Keelkattalai	M/s.Asera Shelters and Investment Limited	The Counsel for Complainant present. The Authority heard the Counsel for Complainant and directed the Registry to number Complaint.
21	E.P.No.005/2024 in C.No.226/2021	Raman Vihar Apartments Owners Association	AWHO South Hutments	The Counsel for Execution Petitioner present. The Counsel for Execution Petitioner submitted no objection for the set aside petition filed by the Respondent. The Respondent is directed to file additional Counter, if any before next hearing. Posted to 25.9.2024.
22	E.P.No.009/2024 in C.No.010/2023	1.M.Krishnakumar 2.Mrs.Anitha .K	Tamil Nadu Teachers Housing Welfare Trust	The Counsel for Execution Petitioners present. The Counsel for the Respondent present. The Respondent is directed to file Counter in both Execution Petition as well as in EA No.9/2024 filed by the Execution Petitioner. The Execution Petitioner shall serve copy of the EA to the Respondent. Posted to 25.9.2024 for filing Counter in both EP and EA.
23	E.P.No.10/2024 in C.No.246/2019	Shobana Subramanian & Varun Gopal	1. 1) L & T South City Projects Pvt. Ltd. (Now known as Pragya South City Projects 2. Pvt. Ltd.) 2) L & T Realty Ltd.	The Execution Petitioners party in person present. The Counsel for 1st Respondent present. The 2nd Respondent absent Posted to 09.10.2024 for filing Counter.
	E.P.No.11/2024 in C.No.247/2019	Sadhana Subramanian & V. Subramanian		
24	040/2024	Mahjabeen Ahmed	Alameen International Ltd.	The Counsel for Complainant present The Respondent party in person present and filed Counter. Posted to 09.10.2024 for arguments.

25	041/2024	Radiance Icon Owners Association	Radiance Realty Developers India Ltd. & 2 Others	The Counsel for Complainant present The Counsel for Respondents-1 and 2 present and sought time to file Counter. The Counsel for Respondent-3 present and wanted to file IA petition for maintainability. Posted to 11.09.2024 for filing Counter and Maintainability petition.
26	E.P.No.13/2024 in C.No.110/2022	Praveen Kumar Jain	Ozone Projects Private Limited	The Counsel for Execution Petitioner present The Counsel M/s.Chandramouli Prabhakar for Respondent present and filed vakalat and sought time to file Counter. Posted to 25.09.2024 for filing Counter finally.
27	106/2023	Nalam Home Owners Association (NHOA)	Mahindra Lifespace Developers Limited (MLDL)	The Counsel for Complainant present and filed Counter on the IA along with typed set documents. The Counsel for Respondent present Posted to 18.09.2024 for arguments.
28	144/2023	Dr. Arvind Chander	Casa Grande Coimbatore LLP	The Counsel for Complainant present The Counsel M/s.Ganesh and Ganesh for Respondent present and filed Counter. Posted to 16.10.2024 for arguments. The parties shall exchange their written arguments before next hearing.
29	33/2024	M One Flat Owners Association (MOFOA)	Lokaa Developer Private Limited & 3 Others	The Counsel for Complainant present The Counsel for 4th Respondent present and filed counter along with set aside petition. As the other side has no objection, the set aside petition is allowed. Posted to 16.10.2024 for further proceedings.
30	13/2023	Kaizar Saifuddin & 11 Others	Lokaa Developer Pvt. Ltd. & 5 Others	The Counsel for Complainants present The Counsel for 5th Respondent present and filed counter in IA No.17/2023. All other Respondents absent. Posted to 16.10.2024 for further proceedings.

31	IA Nos. 17 to 19/ 2024 in C.No.43/2023	Baladandapani & 4 Others	1) L.K.Sudhish 2) S.Poornajothi (a) Sudhish Poornajothi 3. M/s. Lokaa Developers Pvt. Ltd.	The Counsel for Complainants present and made arguments in IAs. The Counsel for 1st and 2nd Respondents present and filed common counter in IAs. At the request of the Respondents, posted to 11.09.2024 for arguments in IAs.
32	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 Execution Petitioner present The Counsel for Respondent present. Posted to 18.09.2024 for filing Vakalat and Counter.
33	E.A.No.3/2024 in E.P. No.04/2024 in C.No.66/2022	Kanchipattinam Villa Owners' Association KARAI	Color Home Developers Private Limited	The Counsel for Execution Petitioner present The Counsel for Respondent present and paid cost to the Complainant. Posted to 11.09.2024 for filing Counter finally.
34	134/2023	1) Michael Jackson Dhassiah 2) Merrill Austin	Lokaa Developer Pvt. Ltd. & 2 Others	The Complainant absent The Counsel for the landowner Respondents-2 & 3 present The Complainants are directed to effect private notice to Respondent-1. Posted to 16.10.2024 for further proceedings.
35	136/2023	Mahindra World City Developers Ltd.	Indra Priyadarshini Loganathan	The Common Counsel for Complainants present and filed Memo on behalf of the Complaint in C.No.138/2023 stating that the issue has been settled between the Complainant and the Respondent. Therefore the Complaint No.138/2023 is closed as settled. In respect of other two cases, the Counsel for Complainant has filed proof Affidavit of Service and sought time to file written arguments. Posted to 11.09.2024 for arguments.
36	137/2023		Anandraj Moovendhan	
37	138/2023	Mahindra World City Developers Ltd.	Prabal Mittal	

38	144/2020	S. Satheesh Kumar	Green Valleys Shelters (P) Ltd.	The Counsel for Complainant present Respondent absent The Registry is directed to issue notice to the IRP. Posted 25.09.2024 for further proceedings.
39	E.P.No.23/2023 in C.No.292/2021	Hiranandani Amalfi Owners Association	Hiranandani Realtors Pvt. Ltd.	The Counsel for Complainant present The Counsel for Respondent present. The Respondent is directed to furnish the list of items handed over to the Complainant before next hearing. Posted 11.09.2024.
40	65/2023	Thiru S. Elangovan	Thiru N. Sivarajan M/s. Sri Narayana Foundation Real Agencies	The Complainants party in person present The Counsel for the Respondent present During last hearing, the Respondent has assured that he will completed the handing over by way of putting stones and roads, etc. The Complainants have reported that no work is in progress and showed evidence of photographs. The Authority imposes a penalty of Rs.11,000/- on the Respondent Promoter to be paid at Rs.1000/- to each of the Complainants. The Authority also directs the Respondent to appear in person on the date of next hearing. Posted to 11.09.2024 for appearance of the Respondent.
	66/2023	Thiru A. Sankar		
	67/2023	Thiru S.R. Anand		
	68/2023	Thiru R. Selvaraju		
	69/2023	Tmt. S. Jothi		
	70/2023	Thiru S. Chidambaresan		
	71/2023	Thiru R. Thiyagarajan		
	72/2023	Thiru J. Jayanth Kumar		
	73/2023	Thiru R. Chelladurai		
	74/2023	Tmt B. Vijayalakshmi		
75/2023	Thiru M. Babu			
41	14/2024	P.S. Saravanan	1)Olympia Tech Park (Chennai) Pvt. Ltd. 2) Olympia Opaline Flat Owners Association	The Counsel for Complainant present The Counsel for 1st Respondent present. The Counsel for 2nd Respondent present The parties filed written submission of arguments. Posted to 11.09.2024 for arguments. The parties shall exchange their written arguments before next hearing.

42	145/2023	1. TG. Latha 2. Thiru D.Giri	Casagrاند Builder Pvt. Ltd.	The Counsel for Complainants present The Counsel for Respondent present. The Counsel for Complainants filed written submission of arguments. Posted to 11.09.2024 for reporting settlement or for arguments.
43	E.P.No.14/2024 in C.No.113/2022	M. Mahalakshmi	Arun Excello Homes Pvt. Ltd.	The Complainant represented by her husband who made oral arguments and filed written submission of arguments. The Counsel for Respondent present and filed typed set documents. The Complainant is directed to implead all other flat owners in this proceedings. In the meantime, the Respondent is directed to file an affidavit stating the amount due by the Complainant towards maintenance charges. Posted to 16.10.2024.
44	59/2023	1) R. Mahesh Kumar 2) S. Asha	Sathyam Homes Pvt. Ltd. & 3 Others	The Counsel for Complainants present The Counsel for 1st Respondent present At the request of the complainant, posted to 16.10.2024 for arguments.