

BEFORE THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)

PRESENT: Dr.L.Subramanian, I.A.S., Member

Adv. M.Krishnamoorthy, Member

Calling: 03.00 P.M

LIST OF CASES HEARD ON 23-10-2024

Sl.N o.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1	141/2023	Prachin Tie Up (P) Ltd.	SPR & RG Construction (P) Ltd.	The Counsel for the Complainant present. The Counsel for the Respondent present and again sought time to file Counter. The Authority imposes the cost of Rs.2,500/- on the Respondent to be paid to the Chief Minister's Relief Fund. Posted to 20.11.2024 for filing Counter finally.
2	142/2023	Monitor Commercial (P) Ltd.	SPR Constructions (P) Ltd.	The Counsel for the Complainant present. The Counsel for the Respondent present and again sought time to file Counter. The Authority imposes the cost of Rs.2,500/- on the Respondent to be paid to the Chief Minister's Relief Fund. Posted to 20.11.2024 for filing Counter finally.
3	135/2023	Prachin Tie Up (P) Ltd.	SPR Constructions (P) Ltd.	The Counsel for the Complainant present. The Counsel for the Respondent present and again sought time to file Counter. The Authority imposes the cost of Rs.2,500/- on the Respondent to be paid to the Chief Minister's Relief Fund. Posted to 20.11.2024 for filing Counter finally.

4	E.P.No.01/2023 In C.No.279/2021	M/s. Palm Flat Owners Welfare Association (POWA)	M/s. Alliance Projects	The Counsel for the Execution Petitioner present. Respondent absent It is represented by the Counsel for the Execution Petitioner that the stay granted by the Hon'ble High Court of Madras is still pending. Hence, the case is adjourned to 11.12.2024 for reporting the status of CMSA.
5	E.P.No.28/2023 In C.No.135/2021	Rhythm Residents Flat Owners Welfare Association, Represented by its President & Authorised Signatory Mr.R.Padmanabhan	1) M/s. Yes & Yes Premier Hi- tech Homes India Pvt. Ltd., Represented by its Executive Director, Thiru B.Ravi 2) Mr. A.K.Balasubramanian	Execution Petitioner absent. The Counsel for the Respondents present and represented that the CMSA is still pending before the Hon'ble High Court of Madras. Posted to 11.12.2024 for reporting the status of CMSA.
6	122/2023	Crescent Heights Owners Listed Association (CHOLA) Rep. by Thiru R. Vijayan, President	M/s. Sri Sreenivasa Constructions	Both the Complainant and the Respondent called absent. Posted to 11.12.2024 for dismissal of the Complaint.
7	E.P.No.42/2023 In C.No.336/2019	Dr. Vandana Parvez	1) M/s. IVR Hotels & Resorts Private Limited & 10 Others	Execution Petitioner called absent. The Counsel for Respondent-1 present All other Respondents absent. The Counsel for 1st Respondent represented that the stay granted by the Hon'ble High Court of Madras is still pending. Hence, the case is adjourned to 11.12.2024 for reporting the status of CMSA.

8	119/2023	Pearl Beach Plot Owners Welfare 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 Counsel for Respondent 3 filed Counter and adoption memo filed by counsel for Respondents-1, 2, 4 & 5 to the IA with copy served on the Counsel for the Complainant. Posted to 20.11.2024 for arguments on IA.
9	E.P.No.29/2023 in C.No.291/2019	Col. C.M. Unnithan	Army Welfare Housing Organisation (AWHO)	Representing Counsel for the Execution Petitioner present. Respondent called absent. The representing Counsel for the Execution Petitioner submitted that the CMSA pending before the Hon'ble High Court of Madras is reserved for orders and expected final order shortly. Posted to 11.12.2024
10	027/2024	Aurum Villas Owners Association	1) Sylvanus Builders and Developers Ltd. 2) Pacifica (Chennai Project) Pvt. Ltd.	The Counsel for the Complainant present. The Counsel for Respondent present and again sought time for reporting settlement or for filing Counter. The Authority directs the Respondent to pay the cost of Rs.2,500/- to the Chief Minister's Relief Fund and file proof to this effect. Posted to 20.11.2024 for reporting settlement or for filing Counter finally.

11	042/2024	Sri Sai Nagar Owners' Welfare Association (SSNOWA)	J.K. Properties	<p>The Counsel for the Complainant present. The Counsel for Respondent present. The report from CMDA and the District Collector, Chengalpattu are still awaited. Therefore, the Authority directs the Registry to send reminder to MS, CMDA and to 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. Posted to 20.11.2024.</p>
12	045/2024	H.T. Rajan	Bennet Property Holdings Company Limited	<p>The Complainant absent The Counsel for Respondent present and filed Memo stating that the settlement talks between the Complainant and the Respondent is likely to be concluded within a period of 4 weeks from today. Posted to 11.12.2024 for reporting settlement.</p>

13	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>In the last hearing this Authority directed the Respondent to file Counter which has not been filed by the Respondent.</p> <p>The Authority directs the Respondent to pay cost of Rs,2,500/- to the Chief Minister's Relief Fund.</p> <p>Posted to 20.11.2024 for filing Counter and written arguments finally.</p>
14	028/2024	Mahendar Rao	Ozone Projects Pvt Ltd.	<p>The Counsel for Complainant present.</p> <p>The Respondent called absent.</p> <p>The Counsel for the Complainant represented that the settlement talks are going and will be settled shortly.</p> <p>Hence, the case is posted to 04.12.2024 for reporting settlement or for Counter finally.</p>
15	043/2024	Tulive Dakshin Owners Association	1.G.K.S.Properties Private Limited. 2.S.S.D Oil Mills Company Ltd.	<p>The Counsel for Complainant present</p> <p>The Counsel for Respondent-1 present.</p> <p>The Counsel M/s. B.Arvind Srevatsa for Respondent-2 present and filed vakalat.</p> <p>The Counsel for Respondent-2 filed a Memo stating that there is clarification in the cause title. A copy of the memo has also been served to the Counsel for Complainant.</p> <p>The Counsel for Complaint shall go through the Memo and if necessary, the Complainant shall amend the cause title.</p> <p>Posted to 04.12.2024.</p>
16	150/2022	R. Athmanathan & 11 Others	SB Aditya Housing Infra Pvt. Ltd. & Others	<p>The Counsel for all the Complainants in respect of all the Complaints present</p> <p>The Counsel for Respondents-1 to 4 present in respect of all the Complaints along with Respondent party in person present.</p>

17	34/2023	1) Neeraja Krishnan 2) S. Krishnan	SB Aditya Housing Infra Pvt. Ltd. & Others	<p>The Counsel for the Impleaded Respondents in respect of C.No.34/2023 also present.</p> <p>The Authority directed the Complainants to file objection, if any, on the plan of action filed by the Respondents in respect of C.No.150/2022.</p> <p>The Counsel for Respondents-1 to 4 is directed to serve copy of the Action Plan to the impleaded Respondents in C.No.34/2023.</p> <p>The Authority also directs the Impleaded Respondents to file Counter in main Complaint No.34/2023.</p> <p>Posted to 04.12.2024.</p>
18	35/2023	Uma Shankar	SB Aditya Housing Infra Pvt. Ltd. & Others	<p>The Counsel for the Execution Petitioner present and filed written submission of arguments.</p> <p>The Counsel for Respondents-1 & 3 present and filed written submission of arguments.</p> <p>The Counsel for Respondent-2 present and filed Counter with copy served on the other side.</p> <p>During last hearing this Authority directed the Respondents-1 and 3 to sort out the issue with TNEB for EB domestic connection to the project and to file a detailed Affidavit in this regard. However, the Respondent-1 & 3 again sought time to file the Affidavit to that effect.</p> <p>Hence the matter is adjourned to 20.11.2024 for filing Affidavit. by Respondents-1 to 3.</p>
19	E.P.No.15/2024 in C.No.29/2023	Greens Apartment Owners Welfare Association- Jalladianpettai	1) Selene Estates Limited 2) India Bulls Real Estates Ltd. 3) Ozone Projects Private Limited	<p>Representing Counsel for Complainant present.</p> <p>The Counsel for Respondent present and filed compliance memo/common objection to the IAs with copy served on the Complainant Counsel.</p> <p>The Complainant shall file objection, if any, on the compliance memo filed by the Respondent.</p> <p>Posted to 20.11.2024.</p>
20	286/2021	The Metrozone Apartment Owners Association	Ozone Projects Pvt Ltd	

21	104/2023	Tmt. Sanjana Vasudevan	Thiru Prakasam Jagan Chief Operating Officer M/s. Ozone Group. & 3 Others	The Counsel for the Complainant present The Counsel for Respondent present and filed Memo stating that the issue will be settled between the parties and prayed for 45 to 60 days time to report settlement. Posted to 18.12.2024 for reporting settlement or for filing Counter finally.
22	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 again sought time to file Counter. The Authority directs the Respondent to pay the cost of Rs.3,000/- to the Complainant and file proof with this Authority. Posted to 20.11.2024 for filing Counter finally.
23	032/2024	Brizozone Property Holdings Pvt.Ltd.	Ozone Projects Pvt. Ltd	The Counsel for the Complainant present The Counsel for Respondent present and filed Memo along with documents for having complied with the relief sought for in the complaint and settled the issue. The Counsel for complainant also submitted that the issue has been settled. Therefore, the Authority closed the Complaint as settled.
24	E.P.No.24/2023 In C.No.20/2022	Thiru R. Naresh & 2 Others	Ozone Projects Private Limited	The Execution Petitioner party in person present. The Counsel for Respondent present. Posted to 06.11.2024 for reporting settlement or for filing Counter finally by the Respondent.
	E.P.No.17/2023 in CCP.No.12/2022	Thiru R. Naresh & 2 Others	Ozone Projects Private Limited	The Authority also directs both the parties to filed written submission with copy exchanged with each other.

25	E.P.No.51/2023 in C.No.89/2022	Biswabhusan Prusti & Namita Sahu	Selene Estates Limited	<p>The Counsel for the Execution Petitioners present. The Counsel for Respondent present. The Authority nominates Er. M. Krishnamoorthy, Executive Engineer (Retd.), PWD to inspect the project site in this Complaint along with the Additional Director-II of this Authority to ascertain the status of the compliance by the Respondent. Er. M. Krishnamoorthy, Executive Engineer (Retd.), PWD will be paid Rs.30,000/- for this assignment. The cost for the Expert shall be borne by both the parties equally and shall deposit Rs.15,000/- each with this Authority within one month from the date of this order. On receipt of the amount from both the parties, the Registry shall intimate the Independent Engineer to inspect the above project site along with the Additional Director-II of this Authority and submit the report early. The date of inspection shall be informed to both the parties one week before from the date of inspection. Posted to 04.12.2024.</p>
26	E.P.No.20/2024 in C.No.33/2021	Deepu Babu Ahraham & Shally Deepu Abraham	<p>1) M/s. Ozone Homes Pvt. Ltd. Rep. by Thiru K. Krishnan 2) The Authorised Officer, HDFC Ltd.</p>	<p>Counsel for the Execution Petitioners present Counsel for Respondent-1 present 2nd Respondent called absent The Counsel for the 1st Respondent submitted that the SRO refused to register the sale deed for the reasons that the case is pending before the NCLT. The Authority directs both the parties to file a detailed Affidavit to this effect. Posted to 04.12.2024.</p>

27	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 Complainants represented that the sale deed has been registered whereas possession has not been delivered till today. The Authority directs the Respondent to hand over the possession of the apartment to the Complainants and file compliance report. Posted to 20.11.2024 for filing compliance report.
28	65/2023	S. Elangovan	N.Sivarajan Sri Narayana Foundation	The Complainants party in person present Respondent called absent The Authority heard the Complainants. Reserved for orders.
	66/2023	A. Sankar		
	67/2023	S.R. Anand		
	68/2023	R. Selvaraju		
	69/2023	S. Jothi		
	70/2023	S. Chidambaresan		
	71/2023	R. Thiyagarajan		
	72/2023	J. Jayanth Kumar		
	73/2023	R. Chelladurai		
	74/2023	B. Vijayalakshmi		
	75/2023	M. Babu		
29	020/2024	M/s. Emerald Haven Development Ltd	Kalpana Rani	The Counsel for the Complainant present Respondents already set ex-parte. Posted to 04.12.2024 for filing written submission by the Complainant
30	021/2024	M/s. Emerald Haven Development Ltd	Deepa Hariharan	

31	E.P.No.44/2023 In C.No.162/2022	1) Thiru Dominic Savio S. 2) Clotine Marie D.	M/s. Alliance Villa Private Limited.	Counsel for Execution Petitioner present Counsel for the Respondent present. The Authority directs both the parties to file written submission of arguments. The Counsel for the Respondent submitted that the Counter Affidavit filed by them may be treated as written submission of arguments. The Counsel for Complainant shall serve copy of the written submission to the Respondent. Posted to 04.12.2024.
32	123/2023	Tmt. R. Ranikamala	M/s. VGN Developers Private Limited	Both the Counsel for the Complainant and the Counsel for the Respondent present. The settlement agreement entered between the parties duly signed by both the parties is filed by the Respondent which is recorded. The Authority closed the complaint as settled.
33	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 directed to file written submission of arguments with copy served on each other. Posted to 04.12.2024.
34	S.R.242/2024 in E.P.No.33/2023 In C.No.73/2022	Thiru J. Yoganandan	M/s. Annai Builders Real Estates Pvt. Ltd. Represented by the Managing Director	The Execution Petitioner party in person present. the written submission of arguments already filed by the Execution Petitioner. Respondent absent. Reserved for orders.
35	E.P.No.17/2022 In C.No.40/2020	Thiru P. Suresh	1) M/s. SPR & RG Constructions Pvt. Ltd.& 2 Others	Representing Counsel for the Execution Petitioner present and sought time to make arguments The Counsel for Respondents-1 & 2 present The Authority directs the Respondent to comply with the directions of this Authority dated 10.06.2022 and also to file written submission of arguments. Posted to 06.11.2024.

36	E.P.No.31/2023 In C.No.442/2019	Thiru V.K. Vijayaraghavan	1) M/s. SPR & RG Constructions Pvt. Ltd.& 2 Others	The Counsel for the Execution Petitioner present The Counsel for Respondents present Both the parties are directed to file written submission of arguments on or before 06.11.2024. Posted to 06.11.2024.
37	109/2023	S.D.V. Chandru	Tamil Nadu Housing Board & another	The Counsel for the Complainant present. The Counsel for the Respondents present. Both the parties already filed written submission of arguments. Reserved for orders.
38	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 18.12.2024 for reporting settlement.
39	121/2023	R. Jagan Kumar	Selene Estate Limited	The Counsel for the Complainant present. The Counsel for Respondent present . The Authority directed both the parties to file written submission of arguments with copy exchanged with each other. Posted to 04.12.2024 for filing written arguments by both the parties.
40	51 to 68/2024	Ashok Kumar M & Others	Akshaya Pvt. Ltd	The Complainants called absent The Counsel for the Respondent present. Posted to 18.12.2024 for dismissal.
41	044/2024	1) Jegan Thirupathi 2) Shobanaram Jeyam	Artha Real Estate Corporation Limited	The Complainant called absent The Counsel for Respondent present and Counter already filed. The Respondent is directed to serve copy of the Counter to the Complainant through RPAD and file proof of service with this Authority on or before 11.12.2024. Posted to 11.12.2024.

42	081/2024	Tulive Viha Apartment Owners Association	G.K.S. Technology Park Private Limited	<p>Counsel for Complainant present and sought time to file written submission of arguments.</p> <p>The Counsel for Respondent present and filed written submission of arguments.</p> <p>Posted to 04.12.2024 for filing written submission of arguments by the Complainant.</p> <p>Both the parties are directed to exchange the written submission of arguments with each other.</p>
43	E.P.No.16/2024 in C.No.022/2023	Dr. N. Jayanthi	Dugar Housing Limited	<p>The Counsel for the Execution Petitioner present</p> <p>The Counsel for Respondent present and filed written submission of arguments.</p> <p>The Counsel for the Execution Petitioner represented that the settlement talks are going on between the parties and hence sought time to report settlement or for filing written submission.</p> <p>Posted to 11.12.2024 for reporting settlement or for filing written submission of arguments by the Execution Petitioner.</p> <p>Both the parties are directed to exchange their written submission of arguments with each other.</p>
44	E.P.No.17/2024 in C.No.38/2023	1) K. Arangannal 2) A. Arasi	Dugar Housing Ltd	<p>The Counsel for the Execution Petitioners present</p> <p>The Counsel for Respondent present and filed written submission of arguments.</p> <p>The Counsel for the Execution Petitioner represented that the settlement talks are going on between the parties and hence sought time to report settlement or for filing written submission.</p> <p>Posted to 11.12.2024 for reporting settlement or for filing written submission of arguments by the Execution Petitioners.</p>

45	C.No.012/2024	Tmt. Usha Raman	M/s. Green Choice Construction Company pvt. Ltd.	<p>Complainant Counsel present and filed written submission of arguments.</p> <p>Respondent Counsel present and represented that the Respondent is ready to register the UDS in favour of the Complainant, but one of the landowner has cancelled the GPA power given to the Respondent.</p> <p>The Authority directed the Respondent to produce the details of cancellation of GPA and also to file the copy of the Completion Certificate obtained from the competent authority.</p> <p>Posted to 04.12.2024 for filing the copy of the cancellation GPA and copy of the Completion Certificate by the Respondent.</p>
46	87/2023	Casa Grande Pavilion Owners Association	Casa Grande Builder Private Limited	<p>The Counsel for Complainant Association present.</p> <p>The Counsel for the Respondent present. Already filed written submission of arguments with copy served on the Counsel for Complainant.</p> <p>The Authority heard the parties.</p> <p>Reserved for orders.</p>