

**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 24-04-2024**

<b>Sl.No.</b>	<b>Complaint No.</b>	<b>Name of the Complainant</b>	<b>Name of the Respondent</b>	<b>Proceedings</b>
1	E.P.No.003/2024 in C.No.146/2022	Tvl. Dr. Preethi and Arjun Ramesh	M/s. Ozone Projects Pvt. Ltd.	The Counsel for the Execution Petitioners present. The Counsel M/s. Chandramouli for Respondent present and filed vakalat without authorization which is recorded. Posted to 03.07.2024 for filing Counter along with authorization letter.
2	E.P.No.004/2024 in C.No.66/2022	M/s. Kanchipattinam Villa Owner's Association Karai	M/s. Color Home Developers Private Limited	The Counsel for the Execution Petitioner present Respondent absent Notice served, but still remained absent and hence treated as ex-parte. Orders reserved.
3	E.P.No.005/2024 in C.No.226/2021	Raman Vihar Apartments Owners Association	AWHO South Hutments	The Counsel for the Execution Petitioner present Respondent absent Notice served, but still remained absent and hence treated as ex-parte. Orders reserved.
4	E.P.No.006/2024 in C.No.101/2021	Srimathi Sundaravalli Memorial Nagar Flat Owners Association	M/s. SSM Builders & Promoters	The Counsel for the Execution Petitioner present.  The Counsel M/s.Ganesh and Ganesh for Respondents filed vakalat without authorization which is recorded. Posted to 03.07.2024 for Counter and Authorization.

5	E.P.No.007/2024 in C.No.133/2022	Geetha Kesavan Kartha	VGN Projects Estates Pvt. Ltd.	The Counsel for the Execution Petitioner present Respondent absent Notice returned. Posted to 03.07.2024 for private notice
6	053/2020 [R]	Embassy Residency Apartment Owners Association	RGE Constructions & Development Pvt. Ltd.	M/s. Gokula Rao, new Counsel for Complainant filed change of vakalat which is recorded. The Counsel for the Respondent present. At the request of both the parties posted to 07.08.2024 for reporting settlement or for arguments.
7	144/2020	S. Satheesh Kumar	Green Valleys Shelters (P) Ltd.	The Counsel for the Complainant present. Respondent absent. Notice has been sent to IRP for reporting the status of the SLP. Posted to 03.07.2024.
8	132/2022	Ravikumar R.	Casa Grande Pvt. Ltd.	Complainant party in person present. The Counsel for the Respondent present. The Authority heard the parties and posted to 03.07.2024 for Counter by Respondent finally.
9	019/2023	AL. Meenakshi Sundaram & 34 Others	Shriprop Structures Pvt. Ltd. & 2 Others	The Counsel for Complainant present and filed Memo for a joint hearing of this case along with C.No.139 of 2023 and E.P.No.3 of 2023 in C.No.119 of 2020 is recorded. The Counsel for Respondent-1 present Respondents-2 & 3 absent. The Authority ordered for status quo to be maintained and posted to 10.07.2024.
10	E.P.No.03/2023 In C.No.119/2020	Shriram Shankari Flat Owners Welfare Association (SSFOWA)	Shriprop Structures Private Limited & another	The Complainant absent. The Counsel for Respondent-1 present. The Respondent-2 absent. Posted to 10.07.2024.

11	139/2023	Tvl.S.Venkateshwaran & 5 Others	1)M/s.Shriprop structures Pvt.Ltd. & 2 Others	The Counsel for Complainants present The Counsel for Respondent-1 present. Respondents-2 and 3 absent. The Authority ordered that status quo to be maintained. Posted to 10.07.2024 for Counter by Respondent-1 with copy served on the Complainants.
12	30/2023	1) Thiruvallargal K.S. Venkataramani & 8 Others	1) M/s. Radiance Realty Developers India Ltd. & 31 Others	The Counsel for Complainants present. The Counsel for Respondent present. The inspection report based on the orders of this Authority has been submitted. The copy of the same would be made available to the rival party. Posted to 03.07.2024 for arguments on the Inspection Report.
13	50/2023	Kavimani, A1,B1,C1,D1 & W,X,Y,Z Block Site Owners Association	1)Mrs.Jothi Sornalatha & 15 Others	The Counsel for Complainant Association present. The Counsel for Respondent-1 present. Respondent-2 absent The Counsel for Respondents-3 to 7 and 15 present. The Counsel for Respondent-14 present. The Respondent-10 party in person present. The Counsel for the 1st Respondent submitted that he does not wish to file written arguments and consider his counter as written arguments. The Respondent-10 submitted that he does not wish to file any written arguments. Posted to 10.07.2024 for arguments as well as written submission of arguments by Respondent-14. The Respondent-14 shall also ensure that the copy of the written arguments served on the other parties on or before 01.07.2024.

14	58/2023	Thiru Selvaraju Duraisamy	1) M/s. Radiance Realty Developers India Limited & 2 Others	The Counsel for Complainant present. The Counsel for Respondents-1 & 2 present. The Counsel for Respondent-3 present. Posted to 24.07.2024 for arguments.
15	64/2023	Thiru R. Sivakumar	M/s. Vijay Raja Homes Pvt. Ltd. Represented by its Managing Director Thiru M.R. Chendilnathan	The Counsel for Complainant present. The Respondent absent. The inspection report is still awaited. The rival party may direct the inspection report is submitted by the nominated engineer without any more delay. Posted to 03.07.2024
16	65/2023	Thiru S. Elangovan	Thiru N. Sivarajan M/s. Sri Narayana Foundation Real Agencies No.241, Cuddalore Main Road Neyveli Vridhachalam Taluk Cuddalore District Pin-607 802.	Except the Complainant in C.No.70/2023, all other Complainants party in person present. The Respondent absent. Posted to 05.06.2024 for appearance of the Respondent and arguments. In case the Respondent remained absent on 05.06.2024, action will be resorted to under Section-59 of the RERA Act.
	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			
17	77/2023	Thiru P.K. Ramasamy	M/s. Green Avenue Homes & Gardens Represented by its Proprietor, Thiru Dinakaran	The Counsel for the Complainant present For Respondent, the Counsel M/s. Adithya Suresh present and undertook to file vakalat. Posted to 05.06.2024 for vakalat and Counter on C.No.77/2023 and I.A.No.66/2023 filed by the Complainant.

18	78/2023	Thiru Jayaraj Sivan	1) M/s. Arihant Foundations and Housing Ltd. Represented by its Managing Director & 11 Others	The Complainants absent The Counsel for Respondent-1 present The Counsel for Respondents-2 to 12 present Posted to 12.06.2024 on which day the Respondent-1 shall submit the Completion Certificate to establish the maintainability.
	82/2023	Thiru A.Srinivasan		
	83/2023	Thiru M. Babu		
	84/2023	Tvl. T.T.P. Jaheezuddin &		
	097/2023	Geetha Ram		
	098/2023	R. Sathya Kumar		
	099/2023	Srilatha Venkatalakshmi		
19	85/2023	1) Thiru Alagapuri Thiruvalluvan 2) Tmt. Ramalakshmi	1) M/s. Ashwath Homes Rep. by its Managing Partner Thiru S. Nandakumar 2) Thiru S. Hariharan 3) Thiru S. Vignesh	The Counsel for Complainants present. The Representing Counsel for Respondent-1 present The Representing Counsel for Respondents-2 & 3 present Posted to 10.07.2024 for Counter finally and to report on the status of registration of this real estate project as ordered by this Authority in its order dated 29.01.2024.
20	086/2023	S.Murugan & S.Tamil Selvam	M/s.Green Choice Construction Company Pvt Ltd.	The Counsel for Complainants present. Respondent absent The Memo filed by the Complainants seeking time to file rejoinder is recorded. Posted to 10.07.2024 for rejoinder finally by the Complainants. No more dates.
21	095/2023	1) Thiru Ramanathan Manickam 2) Tmt. Sigappi Ramanathan	M/s. Fomra Housing & Infrastructure Pvt.Ltd.	The Counsel for the Complainants present. The Respondent absent. The Joint Memo filed by the Complainants is recorded and the Complainant No.95/2023 is dismissed as withdrawn.

22	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 The Counsel for the Execution Petitioner informed that the matter is pending before the Hon'ble Appellate Tribunal. Posted to 24.07.2024 for reporting the status of the Appeal.
23	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	The Counsel for the Execution Petitioner present. The Counsel for Respondent present Posted to 24.07.2024.
24	E.P.No.34/2023 In C.No.222/2021	Casagrاند Smart Town Buyers & Owners Association Rep. by its Secretary, Thiru R. Viswanathan	1) M/s. Casa Grande Civil Engineering Private Limited 2) M/s. Grace Gated Community LLP	The Counsel for the Execution Petitioner present. The Counsel for Respondent present At the request of the Counsel for Respondent posted to 26.04.2024 for filing Compliance Affidavit.
25	087/2023	M/s. Casa Grande Pavilion Owners Association Rep. by its Secretary	M/s. Casa Grande Builder Private Limited Rep. by its Managing Director	The Counsel for Complainant present. The Counsel for the Respondent present. The Authority heard the parties and posted to 05.06.2024 at the cost of Rs.2500/- to be paid to the Complainant by the Respondent and to file Counter finally. No more dates.
26	094/2023	Ms. C. Deepika	M/s. Casagrاند Horizons Private Limited	The Complainant party in person present. The Counsel for the Respondent present. Posted to 12.06.2024 for arguments. The rival parties shall exchange written arguments on or before 05.06.2024.

27	53/2023	Arena Residents Welfare Association Rep. By its President	M/s.Casa Grande Vallam LLP Rep. By its Secretary	The Counsel for the Complainant present. The Counsel for the Respondent present. At the request of both the parties posted to 31.07.2024 for arguments finally. No more dates.
28	105/2023	V. John Jayakumar	M/s. Casa Grande Homes Pvt. Ltd. Rep. by its Managing Director	The Counsel for the Complainant present. The Counsel for the Respondent present. The Counsel for the Respondent assures of completing the registration of the Complainant's unit. Posted to 26.04.2024 for reporting date of registration.
29	59/2023	1) Thiru R. Mahesh Kumar 2) Ms. S. Asha No.6, Villa Shakuntha Nellikuppam Main Road Asthinapuram Pandoor Village Kannivakkam Post Guduvanchery-603 202	1) M/s. Sathyam Homes Private Limited Thiru Kannan Nandhakumar Managing Director 2) M/s. One Path Housing & Constructions 3) Thiru N. Janardhanan 4) Thiru N. Anandhan	The Complainants absent. The Counsel for the Respondent-1 present. The Respondents-2 and 3 absent. At the request of 1st Respondent posted to 14.08.2024 for arguments finally.
30	109/2023	Thiru S.D.V. Chandru G-5064, 19th Street Belly Area Anna Nagar Chennai-600 040.	1) Tamil Nadu Housing Board Represented by its Managing Director, Thiru Saravanelraj E. 2) Manager Marketing and Service S.A.F. Games Village Division	The Counsel for the Complainant present. The Counsel for the Respondent present. At the request of the Counsel for Respondent posted to 13.06.2024 for arguments finally. No more dates.
31	E.P.No.37/2023 in C.No.31/2022	Mahindhara Central Owners Association	Mahidhara Projects (P) Ltd.	The Counsel for the Execution Petitioner present. The Counsel for Respondent present At the request of the Counsel for Respondent posted to 12.06.2024 for arguments finally. No more dates.