

**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**

**Adv. M.Krishnamoorthy, Member**

**Calling: 03.00 P.M**

**LIST OF CASES HEARD ON 25-09-2024**

<b>Sl.N o.</b>	<b>Complaint No.</b>	<b>Name of the Complainant</b>	<b>Name of the Respondent</b>	<b>Proceedings</b>
1	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	The Counsel for Execution Petitioner present Respondents called absent. The Counsel for the Execution Petitioner submitted that the CMSA No.1/2024 is still pending. Hence, the matter is adjourned to 20.11.2024.
2	110/2023	Thiru Rajesh Narayan Dwivedi	M/s. Olympia Tech Park (Chennai) Private Limited	The Complainants party in person present The Counsel for Respondent present and submitted that the cost imposed by the Authority has not been paid by the Complainants as well as the Counter in IA has not been filed by the complainants. The Complainant in C.No.112/2023 wanted to withdraw his complaint. Hence the Complainant is directed to file a Memo of withdrawal to that effect so as to close the complaint. The case is adjourned to 06.11.2024 for filing Counter in IA.No.7/2024 by the Complainants on the maintainability and compliance of the cost of Rs.2500/- imposed.
	111/2023	Thiru S. Saravanvel		
	112/2023	Thiru Pradeep Sivakumar		
	113/2023	Tmt. Saroja Rani Jayaprakash		
	114/2023	Thiru CT Murugappan		
	115/2023	Thiru M. Selvamuthu		
	116/2023	Thiru Vijay Perumal		
	117/2023	Thiru S. Arun.		
	118/2023	Thiru S. Srivatsan		

3	E.P.No.37/2023 in C.No.31/2022	Mahidhara Central Owners Welfare Assn. (MCOWA)	Mahidhara Projects Private Limited	<p>Representing Counsel for Execution Petitioner present</p> <p>The Counsel for Respondent present and produced order copy of Hon'ble Appellate Tribunal in Appeal No.38 of 2024 dated 18.09.2024.</p> <p>The Authority directed the counsel for Respondent to file an Affidavit to that effect along with copy of the order of the Hon'ble Appellate Tribunal.</p> <p>Posted to 20.11.2024.</p>
4	196/2021	Sherine Manoj	M. Jeyasakaran, Proprietor of Baskara Construction & Estates & 3 Others	The Counsel for Complainants along with Complainants present
	198/2021	Sam Thomas		The Counsel for 4th Respondent present.
	199/2021	Fredrick Jude Jerome Camoens & Esther Thomas alias Esther		The other Respondents called absent.
				The Authority heard all the parties and posted to 06.11.2024 for arguments.
5	132/2023	B. Prakash	KSM Nirman Private Limited	<p>The Complainant called absent</p> <p>The Counsel for Respondent present.</p> <p>Posted to 06.11.2024 for dismissal of the Complaint, if the Complainant is not appeared on the day of next hearing.</p>
6	013/2024	Evernest Industrial Park Private Limited	<p>1. Bhoomi and Buildings Private Limited</p> <p>2. Network Infra Buildcon Private Limited</p>	<p>The Counsel for Complainant present</p> <p>The Counsel for Respondent present.</p> <p>Both the parties informed that settlement is not reached.</p> <p>The Respondent is directed to file Counter as well as written submission of arguments.</p> <p>The Respondent shall share the copy of the Counter to the Complainants on or before 30.10.2024.</p> <p>The case is posted to 06.11.2024 for filing counter as well as written submission.</p>

7	069/2024	M. Ananda Priya & 28 Others	Malles Constructions Pvt. Ltd.	The Counsel for Complainants present The Counsel for Respondent present and filed Counter with copy served on the Counsel for Complainants. Posted to 20.11.2024 for arguments. The written submissions shall be filed by both the parties on the day of arguments and shall be shared between the parties.
8	070/2024	1) G. Mohankumar 2) M. Jayalakshmi	1) Sylvanus Builders and Developers Ltd. 2) Pacifica (Chennai Project) Infrastructure Co.Pvt. Ltd.	The Counsel for Complainant present The Respondent absent. Posted to 06.11.2024 for filing Counter finally.
9	079/2024	K. Manikandan	1) Casa Grande Civil Engineering Private Limited 2) Grace Gated Community LLP	The Counsel for Complainant present The Counsel for Respondent present. The counsel for the Respondent submitted that the issues were attended by the Respondent. But the Counsel for the Complainant has refused the same and submitted that the issues are being attended. The case is posted to 06.11.2024 for reporting settlement or for filing Counter finally.
10	080/2024	Casagrand Smart Town Buyers & Owners Association	1) Casa Grande Civil Engineering Private Limited 2) Grace Gated Community LLP	The Counsel for Complainant present The Counsel for Respondent present and filed common counter with copy served on the counsel for the Complainant. The case is posted to 06.11.2024 for arguments.
11	E.P.No.24/2024 in C.No.400/2019	Inseli Park Owners Association	Jain Housing & Construction Ltd.	The Counsel for Execution Petitioner present The Counsel M/s. Kamalesh Kannan for Respondent present and filed vakalat. Posted to 06.11.2024 for filing Counter.

12	E.P.No.25/2024 in C.No.49/2023	B. Vinoth	Rajkham Infra Private Ltd.	The Counsel for Execution Petitioner present The Counsel for Respondent present. The Counsel for the Respondent has submitted that as the Respondent is out of country, they are unable to produce NOC. However, the Counsel for the Respondent undertook to handover the NOC to the Execution Petitioner and report compliance by 09.10.2024. Posted to 09.10.2024 for compliance.
13	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 Respondent present and submitted that the preliminary counter filed by them may be treated as main Counter for the Execution Petition. The request of the Respondent is considered. Posted to 06.11.2024 for arguments
14	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 for Respondent present and filed Counter Affidavit with copy served on the Counsel for the Execution Petitioner. Posted to 06.11.2024 for arguments.
15	144/2020	S. Satheesh Kumar	Green Valleys Shelters (P) Ltd.	The Counsel for Complainant present The Respondent as well as the Resolution Professional absent. The Registry is directed to issue notice to IRP under Section-35(2) of the Act. Posed to 20.11.2024.
16	E.P.No.009/2024 in C.No.010/2023	1.M.Krishnakumar 2.Mrs.Anitha .K	Tamil Nadu Teachers Housing Welfare Trust	The Execution Petitioner absent The Respondent absent. Posted to 27.11.2024 for filing Counter in EP and EA by the Respondent finally.

17	E.P.No.36/2023 in C.No.242/2021	Madhu Khatri	India Golf Assets Pvt. Ltd.	<p>The Counsel for Execution Petitioner present The Respondent absent.</p> <p>The earlier orders by this Authority to comply the reliefs 9 and 10 of the Execution Petitioner is not complied by the Respondent till date as per the submissions made by the Counsel for Execution Petitioner.</p> <p>The Authority adjourned the hearing to 20.11.2024 for reporting compliance finally by the Respondent.</p>
18	106/2024	1) M. Palani 2) P. Vinothkumar	1) Rajkham Infra Pvt. Ltd. 2) Shriram Housing Finance Ltd.	<p>The Counsel for Complainants present The Counsel for Respondent-1 present. The Counsel for Respondent-2 present</p> <p>The Counsel for Responden-1 has submitted that the NOC in respect of complainants in C.No.107 and 108 have been handed over and the complaints may be closed.</p> <p>The Authority closes the Complaint Nos.107/2024 and C.No.108/2024.</p> <p>In respect of other cases, the Counsel for the 1st Respondent has submitted that as the Respondent is out of country, they are unable to produce NOC. However, the Counsel for 1st Respondent undertook to handover all the NOCs to the concerned Complainants and report compliance by 09.10.2024. To this effect he has showed soft copy of NOC in respect of C.Nos.106, 111, 112,113 and 114 of 2024. Posted to 09.10.2024 for compliance.</p>
	107/2024	E. Sivaranjani		
	108/2024	Praveen Fedrick G		
	111/2024	S. Rajaraman		
	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		
19	94/2023	C. Deepika	Casagrand Horizons Private Limited	<p>The Complainant party in person present The Counsel for Respondent present.</p> <p>Today's hearing is posted for reporting settlement.</p> <p>As the Complainant submitted that no settlement is arrived, this Authority posted to 09.10.2024 finally for reporting settlement or arguments.</p>

20	E.P.No.52/2023 in C.No.216/2021	A.G. Ranganathan	Selene Estate Limited	<p>The Counsel for the Execution Petitioner present and filed written arguments with copy served on the Counsel for the Respondent.</p> <p>The Counsel for Respondent present and filed written arguments with copy served on the Counsel for Execution Petitioner</p> <p>At the request of both the parties posted to 06.11.2024 for oral arguments.</p>
21	E.P.No.012/2024 in C.No.102/2021	1.R.Rathinaraj 2.R.Saranya	Sare Shelters Projects (P) Ltd.	<p>Execution Petitioners party in person present.</p> <p>The Execution Petitioners made their oral submissions. They have already filed written submissions</p> <p>Respondent already set ex-parte.</p> <p>Reserved for orders</p>
22	78/2023	Jayaraj Sivan	Arihant Foundations and Housing Ltd. & 11 Others	<p>The Counsel for Complainants present and sought time to file written arguments.</p> <p>The Counsel for 1st Respondent present and filed common written submissions and copy served on the counsel for Complainants.</p> <p>The Counsel for Respondents-2 to 12 present and filed adoption memo adopting the Common written submissions filed by the 1st Respondent.</p> <p>At the request of the counsel for the complainants posted to 13.11.2024 for filing written submission by the Complainant</p>
	82/2023	A. Srinivasan		
	83/2023	M. Babu		
	84/2023	1) T.T.P. Jaheezuddin 2) Babitha Jaheezuddin		
	97/2023	Geetha Ram		
	98/2023	R. Sathya Kumar		
	99/2023	Srilatha Venkatalakshmi		
23	72/2024	B. Siva	Ranjith Kumar U.K.R. Promoters	<p>The Counsel for the Complainants present</p> <p>Respondent already set ex-parte.</p> <p>The Counsel for the Complainants filed written arguments which is recorded.</p> <p>Reserved for orders</p>
	73/2024	Joseph Newman Fernando		

24	S.R.No.666/2024 in C.No.429/2019	M/s.KNR Reality Properties	G.L.Govindan	The Complainant absent Posted to 27.11.2024 for maintainability
25	C.No.30/2023	K.S. Venkataramani & 8 Others	M/s. Radiance Realty Developers India Ltd. & 31 Others	The new Counsel M/s. K.Suresh present and filed change of vakalat for Complainants Ms.Nirmala Chunilal, Mr.Naresh Chetan and Ms.Sangeetha Chetan. The new Counsel M/s. Vinayaka K.Rajagopalan present and filed change of vakalat for Complainants Mr.K.S.Venkataramani, Ms.A.Rajalakshmi and Mrs.Sangeetha. The counsel for the Complainants also filed written argument with copy served on the Counsel for 1st Respondent. All other complainants absent The Counsel for 1st Respondent present and filed an Affidavit along with Petition for impleading the Association. The Respondent-5 and 24 parties in person present due to their Counsel is ill-health and not able to present himself in this hearing. All other Respondents absent The Authority heard all the parties and directed to file written submission of arguments on the day of oral arguments. The parties shall also exchange the written arguments on or before next hearing. Posted to 06.11.2024 for arguments finally.
26	048/2024	G. Dhanavathy	The Director M/s. VGP Housing Pvt. Ltd.	The Complainant party in person present The Counsel for Respondent present and filed Memo of Compliance for having paid the cost Rs.2,500/- to the Hon'ble Chief Minister's relief fund. At the request of the Counsel for Respondent posted to 20.11.2024 for arguments.

27	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 and filed written submission of arguments with copy served on the Counsel for Complainant.</p> <p>The Counsel for the Complainant made detailed arguments.</p> <p>As the Counsel for the Respondent sought time to make oral submissions posted to 23.10.2024 for oral arguments by the Respondent.</p>
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