

**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 26-04-2024**

<b>Sl.No.</b>	<b>Complaint No.</b>	<b>Name of the Complainant</b>	<b>Name of the Respondent</b>	<b>Proceedings</b>
1	022/2024	E.Nandakumar	M/s.RCC E Construct Private Limited	The Counsel for Complainants present The Counsel M/s. Adithya Suresh for Respondent present and undertook to file vakalat which is recorded. Posted to 10.07.2024 for vakalat and Counter finally
	023/2024	M.Gautam		
	024/2024	K.Jaya		
2	025/2024	1)Rahul Gupta 2)Bhupender singh	1)Evita Construction Pvt Ltd. 2)Lucifer construction Pvt Ltd.	The Counsel for Complainants present The Counsel M/s. Sarath Chandran for Respondent present and undertook to file vakalat which is recorded. At the request of both the parties posted to 11.06.2024 for vakalat and Counter finally.
3	026/2024	R.Sivakamasundari	State Bank Of India Officers Association Chennai Circle (SBIOACC)	The Counsel for Complainants present The Counsel M/s. Sarvabhauman Associates for Respondent present and filed vakalat which is recorded. Posted to 10.07.2024 for Counter finally.
4	027/2024	Aurum Villas Owners Association	Sylvanus Builders & Developers Ltd.	The Counsel for Complainant present The representing Counsel M/s.Jagruti Dekavadiya for Respondent present and undertook to file vakalat which is recorded. Posted to 10.07.2024 for Counter finally.
5	028/2024	Mahendar Rao	Ozone Projects Pvt Ltd.	The Counsel for Complainant present The Counsel M/s.Chandramouli Prabhakar for Respondent present and undertook to file vakalat which is recorded. Posted to 10.07.2024 for vakalat and Counter finally.

6	029/2024	Milano Orchard Flat Owners Association	m/s.Al.Ameen International Ltd.	The Counsel for Complainant present The representing Counsel A.Saravanan for Respondent present and undertook to file vakalat which is recorded. Posted to 10.07.2024 for vakalat and Counter finally.
7	030/2024	Casagrand Asta Apartment Owners Association	M/s.Casagrande Shelters LLP.	The Counsel for Complainant present The Counsel for Respondent present and undertook to file vakalat which is recorded. Posted to 10.07.2024 for vakalat and Counter finally.
8	031/2024	N.Muthukumar	M/s.Casagrande Smart Value Homes Pvt Ltd.	The Counsel for Complainant present The Counsel M/s.Ganesh and Ganesh for Respondent present and undertook to file vakalat which is recorded. Posted to 10.07.2024 for vakalat and Counter finally.
9	32/2024	Brizozone Property Holdings Pvt Ltd	Ozone Projects Pvt Ltd	The Counsel for Complainant present The Counsel M/s.Chandramouli Prabhakar for Respondent present and undertook to file vakalat which is recorded. Posted to 10.07.2024 for vakalat and Counter finally.
10	003/2024	Shivkumar Mahalingam	1)Poomalai Housing Pvt. Ltd.	The Counsel for Complainants present The Counsel for Respondents-1 to 3 present The Counsel M/s. Saravana Kumar for Respondent-7 present and filed vakalat which is recorded. At the request of the Counsel for the Respondents-1 to 3 posted to 24.07.2024 for settlement or Counter finally and the Respondent is restraining from further encumbering the units belonging to the Complainants till compromise and the Counsel for the Respondents-1 to 3 also undertakes to ensure the above settlement.
	004/2024	N. Mohan	2)V.Murugan	
	005/2024	K.P. Ganesh Rao	3)Deepa Murugan	
	015/2024	Umaa Badrinarayanan	4)M/s.Alpha Beta Developers Limited.	
	016/2024	K.S.Ranga Rao	5)M/s.Brios Properties Private Limited.	
	017/2024	R.Jyothi	6)S.Balasubramanian	
	018/2024	S.Sainathan	7)S.M.Kumar	
11	E.P.No.53/2023 In C.No.152/2022	Thiru T.G. Parthasarathy	M/s. Land Mark Constructions Rep. by its Proprietor, Thiru T. Udaykumar	The Counsel for the Execution Petitioner present The Respondent absent No vakalat has been filed by the Counsel M/s. S. Ramesh who undertaken to file during last hearing. Posted to 05.06.2024 for vakalat and Counter at the cost of Rs.2,500/- to be paid to the Execution Petitioner.

12	E.P.No.54/2023 In C.No.143/2020	Thiru Thiru K.R. Anantharaman	Thiru Y. Gangadhar Managing Director M/s. Ananyakrishnaa Constructions Pvt. Ltd.	The Counsel for the Execution Petitioner present The Respondent absent. Posted to 05.06.2024 for vakalat and filing Compliance Affidavit finally at the cost of Rs.2,500/- to be paid to the Execution Petitioner. No more dates.
13	E.P.No.55/2023 In C.No.88/2022	Thiru K.Shiva Sai	M/s. Radiance Realty Developers India Limited Represented by its Managing Director/Chief Executive Officer	The Counsel for the Execution Petitioner present The Counsel for Respondent-1 present. The Counsel for Respondent-1 M/s. Arun C. Mohan has also filed vakalat for Respondent-2 which is recorded. The Counter filed by the Respondents-1 & 2 is recorded. Posted to 24.07.2024 for arguments
14	012/2024	Usha Raman	Green Choice Construction.co.pvt.Ltd.	The Counsel for the Complainant present Respondent absent The Counsel for the Complainant filed proof of service of Notice to the existing address of the Respondent which has been returned undelivered as "Left" and informed that the new address of the Respondent has been obtained and sought time for him to effect private notice on the Respondent. Posted to 05.06.2024.
15	013/2024	Evernest Industrial Park Private Limited	1) M/s. Bhoomi and Buildings Private Limited 2) M/s. Network Infra Buildcon Private Limited	The Counsel M/s.G.Vivekanand for the Complainant present and filed vakalat which is recorded. The Counsel for Respondents-1 & 2 present. Posted to 24.07.2024 for reporting settlement or Counter finally.
16	E.P.No.002/2024 in C.No.1382021	K.S. Nethranandam	Jain Housing & Constructions Limited	The Counsel for the Execution Petitioner present. The Counsel M/s. Ganesh and Ganesh for Respondent present and filed vakalat which is recorded. Posted to 05.06.2024 for reporting settlement or Counter finally.

17	121/2023	Thiru R. Jagan Kumar	M/s. Selene Estates Limited Represented by its Director	The Complainant absent. The Counsel M/s.Chandramouli Prabhakar for Respondent present and filed vakalat which is recorded. Posted to 28.08.2024 for Counter finally by the Respondent. No more dates.
18	124/2023	N. Vijayakumar	M/s. Casagrand Builder Private Limited Rep. by its Authorised Signatory Thiru Sumanth Krishna	The Counsel for the Complainants present The Counsel M/s. Ganesh and Ganesh for Respondents present and filed vakalat for all the Complaints which is recorded. Also the Counter in respect of Complaint Nos.124 to 128 of 2023 filed by the Respondents is recorded. The Counsel for Respondent submitted that the Company name has been changed. The same shall be got approved from this Authority, in case not done already. Posted to 19.06.2024 for Counter finally in respect of Complaint Nos.129 to 131 of 2023.
	125/2023	M. Iyappan		
	126/2023	S. Barath Ganesh		
	127/2023	C. Ranjan		
	128/2023	Priya Santhosh		
	129/2023	Kanchana		
	130/2023	Christopher Vinoth Kumar.E		
	131/2023	P. Anandan		
19	E.P.No.42/2023 In C.No.336/2019	Dr. Vandana Parvez	1) M/s. IVR Hotels & Resorts Private Limited & 10 Others	The Execution Petitioner party in person present. Respondent—1 absent Respondents-2 to 4 present The Counsel for Respondent prayed for time to file Compliance Affidavit. Posted to 05.06.2024 for filing Compliance Affidavit finally at the cost of Rs.5,000/- to be paid to the Execution Petitioner by the Respondents-2 to 4 and Rs.2,000/- by Respondent-1.
20	E.P.No.39/2023 in C.No.104/2022	1) Thiru Karthirvelu Thirumaran 2) Tmt. Shenbagam Sundaram	Thiru Arun M.N., Managing Director M/s. Casa Grande Builder Pvt. Ltd.	The Execution Petitioners absent. The Counsel for Respondent present At the request of the Counsel for the Respondent posted to 24.07.2024.

21	286/2021	The Metrozone Apartment Owners Association	Ozone Projects Pvt Ltd	<p>Counsel for the Complainant present Counsel M/s.Chandramouli Prabhakar for Respondent filed change of vakalat which is recorded. The Counsel for Respondent submitted that they did not wish to file Counter for I.A.Nos.56 and 57 of 2023. Hence both the Interim Applications stand allowed. The Counsel for Respondent filed a Memo along with typed set documents. The Respondent is directed to provide the same to the Complainant. The Respondent shall also submit their Counter in IA Nos.21 to 26 of 2023 with copy served on the Complainant. The Counsel for the Respondent submitted that they have no objection to the Complainant going ahead with EB connection at their cost. Posted to 05.06.2024. No more dates.</p>
22	E.P.No.23/2023 In C.No.292/2021	Hiranandani Amalfi Owners Association Represented by its Secretary Thiru Rajesh Mohan	M/s. Hiranandani Realtors Private Ltd. Represented by its Director Thiru Surendra Lakhmal Hiranandani	<p>The Counsel for Execution Petitioner present The Counsel for the Respondent present The written submission filed by the Counsel for Execution Petitioner is recorded. Posted to 19.06.2024 for filing written submission by Respondent. No more dates.</p>
23	E.P.No.36/2023 In C.No.242/2021	Ms. Madhu Khatri	M/s. India Golf Assets Pvt. Ltd.	<p>The Execution Petitioner absent. The Respondent absent. Posted to 28.08.2024.</p>
24	E.P.No.45/2023 in C.No.176/2021	Monitor Commercial(P) Ltd.	Lokaa Developers (P) Ltd.	<p>Counsel for the Execution Petitioners present Counsel for Respondent M/s. Rajesh who undertook to file vakalat is absent. Posted to 05.06.2024 for filing vakalat and Compliance Affidavit finally at the cost of Rs.2,500/- to be paid to each of the Execution Petitioners by the Respondent.</p>
	E.P.No.46/2023 in C.No.177/2021	Monitor Commercial(P) Ltd.	Lokaa Developers (P) Ltd.	
	E.P.No.47/2023 in C.No.178/2021	Bright Star Texim and Finvest (P) Ltd.	Lokaa Developers (P) Ltd.	
	E.P.No.48/2023 in C.No.179/2021	Shriniwasa Road Carriers (P) Ltd.	Lokaa Developers (P) Ltd.	

25	154/2022	GVSPL Mahameru Apartment Owners Association Rep. by Secretary Tmt. Uma Ramaswamy	M/s. Green Valleys Shelters (P) Ltd. Rep. by its Director, Thiru T. Prabakar	Counsel for the Complainant present. Thiru T.Prabakar, Director of the Respondent Company party in person present. The Counsel for the Complainant submitted that IRP is not yet appeared. The Authority shall issue notice to IRP for personal appearance. The Counsel for the Complainant shall show the evidence that this project is not covered by the NCLAT proceedings. Posted to 13.06.2024.
26	105/2023	V. John Jayakumar	M/s. Casa Grande Homes Pvt. Ltd. Rep. by its Managing Director	Complainant party in person present. Counsel for Respondents present The parties agreed to complete the registration before 05.06.2024. Posted to 13.06.2024 for reporting settlement.
27	E.P.No.34/2023 In C.No.222/2021	Casagrand 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 13.06.2024 for reporting compliance finally.
28	E.P.No.17/2022 In C.No.40/2020	Thiru P. Suresh	1) M/s. SPR & RG Constructions Pvt. Ltd. & 2 Others	The Counsel for the Execution Petitioner present The Counsel for Respondent present and filed additional typed set documents which is recorded. The Authority heard the parties and posted to 13.06.2024 for final arguments on this Execution Petition.

29	60/2023	M/s. BPCL Staff Residence Welfare Society Rep. by its Secretary, Tiru Ezhilan	1) M/s. Lakshmi Royal Home Constructions & 7 Others	<p>Counsel for the Complainants present Counsel for Respondents-1 to 4 and 7 present Counsel for Respondent 8 present. Respondents-5 and 6 absent. The Counsel for the Complainant argued and reiterated for freezing of escrow Bank Account with HDFC Bank.</p> <p>The Respondent-8 namely M/s. HDFC Bank is directed to freeze the Account No.57500000148882 forthwith pending disposal of this Complaint.</p> <p>The 5th Respondent shall await final disposal of this Complaint No.60/2023 before proceeding any charge against the Complainants' share of units.</p> <p>The status quo shall be maintained by all the parties till disposal of this Complaint. Posted to 05.06.2024.</p>
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