

BEFORE THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)

PRESENT: Thiru Shiv Das Meena, I.A.S., Chairperson

Adv. M.Krishnamoorthy, Member 3

Calling: 03.00 P.M

LIST OF CASES HEARD ON 28-08-2024

Sl.N o.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1	121/2023	R. Jagan Kumar	Selene Estate Limited	The Complainant absent. The Counsel for Respondent present and filed Counter. The Respondent is directed to serve copy of the Counter on the Complainant. Posted to 23.10.2024 for arguments.
2	E.P.No.36/2023 in C.No.242/2021	Madhu Khatri	India Golf Assets Pvt. Ltd.	The Counsel for Execution Petitioner present The Counsel for Respondent present. The Counsel for Execution Petitioner has submitted that the Respondent has complied with certain reliefs and in respect of reliefs 9 and 10; the Execution Petitioner has specifically stated that these reliefs are yet to be complied with. The Respondent is directed to comply the reliefs 9 and 10 i.e. (9) Access controlled at entry and exit and (10) Landscape along the road as per master plan and file compliance report. Posted to 25.09.2024 for reporting compliance.
3	51 to 68/2024	Ashok Kumar M & Others	Akshaya Pvt. Ltd	The Complainants absent The Counsel M/s. Manisundar Gopal for the Respondent present and filed vakalat and Counter which is recorded. Posted to 23.10.2024 for arguments.

4	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. The Counsel for the Execution Petitioner filed Affidavit of Service for the new address of the Respondent which was delivered, but the Respondent still remains absent. Posted to 16.10.2024 for vakalat and Counter finally.
5	85/2023	Alagapuri Thiruvalluvan	Ashwath Home	Complainants absent. For Respondent-1, the Counsel M/s. Ganesh and Ganesh present and filed vakalat. Posted to 16.10.2024 for Counter.
6	86/2023	S. Murugan & S. Tamil Selvam	Green Choice Construction Company Pvt. Ltd.	The Counsel for Complainants present. Representing Counsel for Respondent present At the request of the parties posted to 16.10.2024 for filing written arguments.
7	22/2024	E. Nanda Kumar	RCC E-Construct Private Ltd	The Counsel for all the Complainants present Respondents absent The Counsel for Complainants submitted that settlement talks are going on in all the three cases. Posted to 16.10.2024 for reporting settlement.
	23/2024	M. Gautam		
	24/2024	K. Jeya		
8	027/2024	Aurum Villas Owners Association	1) Sylvanus Builders and Developers Ltd. 2) Pacifica (Chennai Project) Pvt. Ltd.	The Counsel for Complainant present The Counsel for Respondent present At the request of the parties, posted to 23.10.2024 for reporting settlement or for filing Counter.
9	150/2022	R. Athmanathan & 11 Others	SB Aditya Housing Infra Pvt. Ltd. & Others	The Counsel for all the Complainants present The new Counsel M/s. Jesus Moris Ravi for Respondents-1 to 4 present and filed change of vakalat. The Respondent also present. The Authority heard the parties and directed the Respondent to file a detailed Affidavit stating the plan of action to complete the project during the next hearing. The Respondent shall also share the Affidavit with all other parties in this proceeding on or before 10.09.2024. Posted to 18.09.2024.

10	34/2023	1) Neeraja Krishnan 2) S. Krishnan	SB Aditya Housing Infra Pvt. Ltd. & Others	<p>The Counsel for the Complainants present The new Counsel M/s. Jesus Moris Ravi for Respondents-1 to 4 present and filed change of vakalat and the Respondent also present.</p> <p>The Respondent-15 has filed a Common Affidavit praying to dismiss the IA No.54 of 2023 filed by the Complainants.</p> <p>The Authority heard the parties and directed the Respondents-1 to 4 to file a detailed Affidavit stating the plan of action to complete the project during the next hearing.</p> <p>The Respondent shall also share the Affidavit with all other parties in this proceeding on or before 10.09.2024.</p> <p>Posted to 18.09.2024.</p>
11	35/2023	Uma Shankar	SB Aditya Housing Infra Pvt. Ltd. & Others	<p>The Counsel for the Complainant present The new Counsel M/s. Jesus Moris Ravi for Respondents-1 to 4 present and filed change of vakalat. The Respondent also present.</p> <p>The Authority heard the parties and directed the Respondent to file a detailed Affidavit stating the plan of action to complete the project during the next hearing.</p> <p>The Respondent shall also share the Affidavit with the Complainant on or before 10.09.2024.</p> <p>Posted to 18.09.2024.</p>
12	E.P.No.55/2023 in C.No.88/2022	K. Shiva Sai	Radiance Realty Developers India Limited	<p>The Counsel for the Execution Petitioner present The Counsel for Respondents-1 & 2 present.</p> <p>At the request of the Counsel for Respondent -1 & 2 posted to 18.09.2024 for arguments.</p> <p>The parties shall exchange the written arguments.</p>

13	042/2024	Sri Sai Nagar Owners' Welfare Association (SSNOWA)	J.K. Properties	<p>The Counsel for the Complainant present. The Counsel for Respondent present and filed Counter along with an IA for appointing Advocate Commissioner. The Respondent also paid the cost imposed. The Counsel for Complainant Association submitted that the Respondent has encroached the land designated for parks and OSR in that project which were gifted to Localbody concerned. The Authority directs the Member-Secretary, CMDA to arrange for an inspection of the OSR site gifted by M/s. J.K. Properties in their Layout site namely "Sri Sai Nagar" project in S.Nos.159, 160, etc. of Ottiyambakkam Village, Tambaram Taluk (formerly Sholinganallur Taluk), Chengalpattu District (formerly Kancheepuram District), Chennai-130 approved by CMDA vide CMDA layout PPD/LO No.36/2020 in Letter No.L1/19681/2018-19 dated 18.05.2020. Originally the land was gifted to Localbody as OSR. Now the Association in this project has complained that the OSR land is encroached by the Respondent Builder and used for other purposes. Therefore, the Member-Secretary, CMDA may arrange for conducting an inspection of the OSR site as to whether the OSR site gifted is being used as OSR or used for any other purpose by the Builder and submit a report to this Authority on or before 23.10.2024 after due verification.</p> <p>The District Collector concerned may also give direction to the officials of the concerned Localbody to take necessary action whether the land gifted to the Localbody namely the St. Thomas Mount Panchayat is being used as OSR or used for any other purpose as there is a complaint by the Association of this project that the Respondent Builder has encroached the OSR land and used for other purposes. If it is so, the land may be retrieved and maintained as OSR and inform the same to this Authority on or before 23.10.2024. Posted to 23.10.2024.</p>
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14	044/2024	1) Jegan Thirupathi 2) Shobanaram Jeyam	Artha Real Estate Corporation Limited	The Complainant absent The Counsel for Respondent present and filed Counter. The Respondent is directed to serve copy of the Counter to the Complainant through RPAD and file proof of service with this Authority. Posted to 23.10.2024 for arguments.
15	045/2024	H.T. Rajan	Bennet Property Holdings Company Limited	The Complainant absent The Counsel for Respondent present and submitted that settlement talks are going on between the parties. Posted to 23.10.2024 for reporting settlement or for filing Counter finally.
16	106/2024	1) M. Palani 2) P. Vinothkumar	1) Rajkham Infra Pvt. Ltd. 2) Shriram Housing Finance Ltd.	The Complainants Counsel present The Counsel M/s. Arun G for Respondent-1 present and undertook to file vakalat and Counter. The Counsel M/s.V.Balasubramani filed vakalat for Respondent-2 The Authority directed the Respondent-1 to file a detailed Affidavit and Counter with copy served on the other side along with vakalat. The Respondent-2 is also directed to file Counter with copy served on the other side. Posted to 25.09.2024.
	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		

17	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	The Counsel for the Execution Petitioner present The Counsel for Respondents-1 & 3 present The representing Counsel M/s. Lavanya for Respondent-2 present and undertook to file vakalat. The IA to receive additional documents of memo of compliance filed by the Respondents-1 & 3 is recorded. The Respondent-1 & 3 is directed to file a detailed Affidavit in line with oral submissions made during the hearing. The Complainant Counsel has to share the copy of the typed set documents to the Respondents. The Respondent-2 is directed to file Counter. Posted to 18.09.2024 for filing Affidavit and Counter finally.
18	94/2023	C. Deepika	Casagrاند Horizons Private Limited	The Complainant party in person present. The Counsel for the Respondent present and submitted that the settlement talks are going on. Posted to 25.09.2024 for reporting settlement.
19	E.P.No.52/2023 in C.No.216/2021	A.G. Ranganathan	Selene Estate Limited	The Counsel for the Execution Petitioner present The Counsel for Respondent present The Authority directs both parties to file written submission of arguments and exchange the same. Posted to 25.09.2024 for filing written arguments.
20	E.P.No.012/2024 in C.No.102/2021	1.R.Rathinaraj 2.R.Saranya	Sare Shelters Projects (P) Ltd.	Complainants party in person present. Respondent ex-parte. Posted to 25.09.2024 for filing written arguments.
21	78/2023	Jayaraj Sivan	Arihant Foundations and Housing Ltd. & 11 Others	The Counsel for Complainants present. The Counsel for Respondent-1 present The Counsel for Respondents-2 to 12 present The Authority heard the parties and posted to 25.09.2024 for filing written arguments by both the parties.
	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		

22	87/2023	Casa Grande Pavilion Owners Association	Casa Grande Builder Private Limited	<p>The Counsel for Complainant present.</p> <p>The Counsel for the Respondent present and sought time to file additional documents.</p> <p>The Counsel for Complainant filed written submission.</p> <p>Posted to 25.09.2024 for arguments and for filing written submissions by the Respondent.</p> <p>After hearing both the parties, orders will be reserved.</p>
23	19/2024	Emerald Haven Development Ltd.	N. Ramprakash	<p>The Counsel for the Complainant present and filed written submission of arguments</p> <p>The Counsel for the Respondent present. Written arguments already filed by the Respondent.</p> <p>Both the parties made detailed arguments.</p> <p>Reserved for orders</p>
24	031/2024	N. Muthukumran	Casa Grande Smart Value Homes Pvt. Ltd.	<p>The Complainant party in person present</p> <p>The Counsel for Respondent present. Written arguments already filed by the Respondent and undertook to serve copy of written arguments on the Complainant.</p> <p>The Complainants dispensed with filing written submission of arguments.</p> <p>Reserved for orders.</p>