

BEFORE THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)

PRESENT: THIRU. SUNIL KUMAR, I.P.S., (Retd), CHAIRPERSON (i/c)

Thiru.M.Krishnamoorthy, Member

Calling: 03.00 P.M

LIST OF CASES HEARD ON 31-07-2024

Sl.N o.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1)	006/2024	Manali Benefit Fund Ltd	Sekar Constructions	The Counsel for Complainants present. The Counsel for Respondent present and filed Counter Affidavit which is recorded. Posted to 04.09.2024 for arguments. The rival parties would exchange written arguments on or before 28.08.2024 so as to complete the oral arguments on 04.09.2024.
	007/2024	1. C. Dinesh Kumar 2. C. Sathish Kumar		
	008/2024	R. Dillibabu		
	009/2024	R. Kothandaraman		
	010/2024	1) Anjali Devi (Deceased) 2) K.R. Ramakrishnan		
	011//2024	1) Anjali Devi (Deceased) 2) K.R. Ramakrishnan 3) T.M. Arjun (Deceased) 4) A. Indrakumari 5) A. Deevya 6) A. Deenadayalan		

2)	150/2022	R. Athmanathan & 11 Others	SB Aditya Housing Infra Pvt. Ltd. & 3 Others	<p>The Counsel for all the Complainants present</p> <p>The Counsel for 4th Respondent present and filed set aside petition which is allowed at cost Rs.5000/- to be paid to the Hon'ble Chief Minister's Fund on or before 11.09.2024.</p> <p>The Affidavit filed by the 4th Respondent stating the plan of action is recorded.</p> <p>The Respondent has assured that he would make sincere efforts to convince the Complainants with regard to his intention to complete the project. The Respondent also reports that he has already got a buyer for Flat No.3A to raise funds to meet out the cost for completing the project.</p> <p>The Respondent shall reach out the complainant by sharing with them the details as to how he wants to proceed to complete the project, in writing.</p> <p>Posted to 28.08.2024</p>
3)	34/2023	1) Neeraja Krishnan 2) S. Krishnan	SB Aditya Housing Infra Pvt. Ltd. & 15 Others	<p>The Counsel for the Complainants present</p> <p>The Counsel for Respondents present.</p> <p>The Respondents and the proposed Respondents are directed to file Counter to the IA filed by the Complainant.</p> <p>The Respondents shall file an Affidavit indicating the future plan of action to complete the project.</p> <p>Posted to 28.08.2024.</p>
4)	35/2023	Uma Shankar	SB Aditya Housing Infra Pvt. Ltd. & 3 Others	<p>The Counsel for the Complainant present</p> <p>The Counsel for the Respondents present</p> <p>The Respondents and the proposed Respondents are directed to file Counter to the IA filed by the Complainant.</p> <p>The Respondents shall file an Affidavit indicating the future plan of action to complete the project.</p> <p>Posted to 28.08.2024.</p>

5)	196/2021	Sherine Manoj	M. Jeyasakaran, Proprietor of Baskara Construction & Estates & 3 Others	<p>The Counsel for Complainants present.</p> <p>The counsel for Respondents-1 & 2 present.</p> <p>Respondent-3 absent</p> <p>The Counsel for 4th Respondent present.</p> <p>Parties report of no settlement is being arrived at between them and wanted to proceed with adjudication of Complaint in C.Nos.196, 198 & 199/2021.</p> <p>Posted to 21.08.2024 for arguments. The rival parties shall exchange their written arguments on or before 14.08.2024 so as to complete the oral Arguments on 21.08.2024.</p>
	198/2021	Sam Thomas		
	199/2021	Fredrick Jude Jerome Camoens & Esther Thomas alias Esther Camoens		
6)	E.P.No.002/2024 in C.No.138/2021	K.S. Nethranandam	Jain Housing and Constructions Ltd.	<p>The Counsel for the Execution Petitioner present.</p> <p>The Counsel for Respondent present and filed typed set documents which is recorded.</p> <p>Both parties argued.</p> <p>Posted to 21.08.2024 for arguments along with written arguments.</p>
7)	119/2023	Pearl Beach Plot Owners Welfare Association	Pearl Beach Promoters Pvt. Ltd. & 5 Others	<p>Complainant absent.</p> <p>Respondents absent</p> <p>Posted to 23.10.2024 finally. No more dates.</p>
8)	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 Representing Counsel for Respondent present and files Counter which is recorded.</p> <p>The Respondent Counsel is advised to ensure when he comes to attend the Court he should be prepared with details of the case for which he is representing.</p> <p>Posted to 21.08.2024.</p>

9)	E.P.No.17/2024 in C.No.38/2023	1) K. Arangannal 2) A. Arasi	Dugar Housing Ltd	The Counsel for the Execution Petitioners present The Representing Counsel for Respondent present and files Counter which is recorded. The Respondent Counsel is advised to ensure when he comes to attend the Court he should be prepared with details of the case for which he is representing. Posted to 21.08.2024.
10)	E.P.No.03/2024 in C.No.146/2022	1) Dr. Preethi 2) Arjun Ramesh Iyer	Ozone Projects Pvt. Ltd.	The Counsel for the Execution Petitioners present. Representing Counsel for Respondent present Parties report of proceeding to a settlement and assured that the same will be reported by next date of hearing. Posted to 11.09.2024 for reporting settlement.
11)	65/2023	S. Elangovan	N.Sivarajan Sri Narayana Foundation	The Complainants party in person present. The Counsel for Respondent along with Respondent present. The Respondent assures of proceeding to handover the complainants' layout plots within a period of 2 months. The Respondent assured that 25% of the work towards handing over which is by way of putting stones and roads, etc. and the work would be over in a week's time. Posted to 14.08.2024 for explaining the progress done till then with proper Affidavit and photographs.
	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			
12)	028/2024	Mahendar Rao	Ozone Projects Pvt. Ltd.	The Counsel for Complainant present The Counsel for Respondent present Parties report of settlement. At the request of the Complainant counsel posted to 11.09.2024 for reporting settlement.

13)	048/2024	G. Dhanavathy	VGP Housing Pvt. Ltd.	<p>Complainant absent For Respondent, the counsel M/s. K.S.Saravanan present and filed vakalat which is recorded. The Counter filed by the Respondent is recorded. In the absence of the Complainant, the cost could not be paid to the Complainant. The Respondent is directed to deposit the said cost Rs.2,500/- with the Hon'ble Chief Minister's relief fund. Posted to 25.09.2024 for arguments</p>
14)	049/2024	Viswanatha Rao D.D.	SPR Construction Pvt. Ltd.	<p>Complainant party in person present The Counsel for Respondent present Both parties filed Memo of settlement and the same is recorded. The complaint is disposed as settled.</p>
15)	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. Posted to 28.08.2024 for final arguments on the limited issues which were left to be completed after the today's arguments.</p>

16)	60/2023	BPCL Staff Residence Welfare Society	Lakshmi Royal Home Constructions & 7 Others	<p>Counsel for Complainant present. Counsel for Respondent-1 to 4 and 7 present. Counsel for Respondent-5 present. Counsel for Respondent-8 present.</p> <p>The Respondent-1 to 4 and 7 assured that he is making efforts to settle the issue with Respondent-5 which will facilitate to restart of the project before 15.08.2024.</p> <p>The Respondent-1 to 4 and 7 also assured the plan of work to settle all the dues to the Respondent-5 and will intimate to the Complainant as and when it is happened.</p> <p>The Respondents-1 to 4 and 7 also assured that the flats belongs BPCL Staff Residence Welfare Society which stands guaranteed to the Financier the Respondent-5 would be the first be settled and intimated to the Complainants.The Complainants prayed for being allowed to take the project forward by taking it away from the Respondent.The complainant shall prepare the work plan to way forward and submit to the next day i.e. 16.08.2024 in case the promoter fails to initiate the work. The issue would be taken forward thereafter and the contentions of the complainant would be considered.</p> <p>The Respondents-1 to 4 and 7 also assured that he would continue the work on daily basis allowing the complainant to make a mention any time the work stopped so that due remedy could be taken.</p> <p>The cost directed to pay by the Complainant is condoned.</p>
17)	E.P.No.37/2023 in C.No.31/2022	Mahidhara Central Owners Welfare Assn. (MCOWA)	Mahidhara Projects Private Limited	<p>The Counsel for the Execution Petitioner present. The Counsel for Respondent present. Cost Rs.5,000/- paid by the Respondent to the Complainant. At the request of the parties posted to 25.09.2024.</p>

18)	78/2023	Jayaraj Sivan	Arihant Foundations and Housing Ltd. & 11 Others	The Counsel for Complainants present . The Counsel for Respondents present Both the parties argued on the issue of maintainability. Posted to 28.08.2024 for orders on the IA.
	82/2023	A. Srinivasan		
	83/2023	M. Babu		
	84/2023	1) T.T.P. Jaheezuddin		
	97/2023	Geetha Ram		
	98/2023	R. Sathya Kumar		
	99/2023	Srilatha Venkatalakshmi		
19)	53/2023	Arena Residents Welfare Association	Casa Grande Vallam LLP	Representing Counsel for the Complainant present. The Counsel for the Respondent present. At the request of the Respondent Counsel posted to 04.09.2024 for arguments finally. No more dates.
20)	002/2024	Bharath Lajhna Multi State Housing Co-op. Societies Ltd & 4 Others	Ten Square Realty Private Limited & 2 Others	The Complainants present. The Counsel for the Respondents present. The Memo filed by the Complainant is recorded. At the request of the Complainant, posted to 04.09.2024 The Respondent is directed to hand over the Counter to the I.A. to the Complainants
21)	147/2023	Mustafa Sheriff	1. Ramky Wavoo Developers (P) Ltd. 2. Cornriche Flat Owners Association Egmore	Counsel for Complainant present. Representing Counsel for Respondent-1 present. At the request of the Respondent Counsel, posted to 04.09.2024.
22)	103/2023	(Capt.) V.J. Pushpa Kumar	SAS Hotels and Enterprises Limited	Counsel for Complainant present Counsel for Respondent present. At the request of the complainant counsel posted to 04.09.2024.

23)	132/2022	Ravikumar R.	Casa Grande Pvt. Ltd.	Complainant party in person present. The Counsel for the Respondent present. The written arguments filed by the Complainant is recorded. The Complainant may share copy of the written arguments with the Respondent Counsel. Posted to 21.08.2024.
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