

**BEFORE THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)**

**PRESENT: Thiru Shiv Das Meena, I.A.S.(Retired),Chairperson**

**Dr.L.Subramanian, I.A.S.(Retired), Member**

**Adv. M.Krishnamoorthy, Member**

**Calling: 03.00 P.M**

**LIST OF CASES HEARD ON 05-02-2025**

<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	165/2024	P.Margret	Thiru N. Sivarajan	The Complainants party in person present Respondent called absent The Authority directs the Complainants to take private notice to the Respondent and file proof of service with this Authority. Posted to 19.03.2025.
	166/2024	Sivathath	M/s. Sri Narayana Foundation	
	167/2024	R.Poomalai	Real Agencies	
	168/2024	R.Rajendran		
	169/2024	A.Malini		
2	170/2024	PBEL Panama &Siesta Apartment Owners Association, Rep by its Secretary	1. INCOR Chennai Projects Two Private Limited, Rep by its Chairman & MD,Mr.Suryanarayana Reddy Pulagam. 2.PBEL City Chennai Apartment Owners Association, Rep by its Secretary	The Counsel for Complainant present. The Counsel M/s.Ravindranath for Respondent-1 present and undertakes to file vakalat. The Counsel for Respondent-2 present and undertakes to file vakalat. Posted to 19.03.2025 for vakalat and Counter by Respondents- 1 & 2.
3	171/2024	Mr.K.Suresh	M/s.SPR & RG Constructions Pvt Ltd. Rep by its Directors, 1.Mr.Hitesh Kumar P.Kawad 2.Mr.M.G.Surendranath	The Counsel for Complainant present The Counsel M/s. A Palaniappan for Respondents present and undertakes to file vakalat. Posted to 19.03.2025 for vakalat and counter by Respondent.

4	172/2024	M/s.Bhuvana Diamond Hill Apartment Owners Association, Rep by its President	M/s.Bhuvana Promoters, Rep by its Managing Partner,Mrs.G.Vallikannu	The Complainant called absent The Counsel M/s. T.S.Baskaran for Respondent present and undertakes to file vakalat. Posted to 19.03.2025 for vakalat and counter by Respondent.
5	173/2024	1.Mr.Naveen Nathaniel 2.Dr.Prasanna Kumar Thomas 3.Mrs.Jean Sukeshini	M/s.Puravankara Limited. Rep by Mr.M.D.Sudhakar	The Counsel for complainants present The Counsel M/s.N.Dhanaraj for Respondent present and undertakes to file vakalat. The counsel for the Complainants submitted that they have paid the entire sale consideration, but the sale deed has not been registered and also the possession has not been handed over. The Counsel for the Complainants sought for status-quo to be maintained by the Respondent in respect of his apartment. The Authority directs the Respondent shall maintain the status- quo of the property mentioned in the complaint till disposal of this case. Posted to 19.03.2025 for vakalat and Counter by Respondent.
6	174/2024	1.Mr.Ramkumar R.S. 2.Mrs.Rohini Bai Ram Kumar	M/s.Selene Estate Limited,	The Counsel for the complainants present. The Respondent called absent The Authority directs the Complainants to take private notice to the Respondent and file proof of service with this Authority. Posted to 19.03.2025.

7	185/2024	Hiranandani Realtors Private Limited	<ol style="list-style-type: none"> <li>1.Sea Wood Owners Association.</li> <li>2.Hiranandani Brentwood Owners Association</li> <li>3.Pinewood Owners Association</li> <li>4.Brigewood Owners Association</li> <li>5.Greenwood Owners Association</li> <li>6.Birchwood Owners Association</li> <li>7.Oceanic Owners Association</li> <li>8.Edina Hiranandani Owners Association</li> <li>9.Sinovia Owners Association</li> <li>10.Bayview Apartment Owners Association</li> <li>11.Hiranandani Amalfi Owners Association</li> <li>12.Tiana Apartments Owners Association</li> <li>13.Anchorage Owners Interim committee.</li> </ol>	<p>The Counsel for the Complainant present.  The Respondents party in person present.  The Counsel for the Complainant filed tabular statement of corpus amount to be refunded to each association with copy served to the Respondents.  The Respondents are directed to share the details served by the Complainant along with typed set papers, if any, with all other Respondents.  The Authority also directs the Respondents to furnish the list of Associations indicating the Tower No., name of the Association and contact details within 2 weeks by serving copy to the Complainant.  Posted to 05.03.2025 for filing Counter by all the Respondents.</p>
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8	E.P.No.34/2024 in C.No.18/2022	G.Baskaran	1) M/s. Optima Homes Pvt. Ltd. 2) Thiru P. Abhishek 3) Thiru S. Venkatesan 4) Thiru C. Shanthilal Jain (Died). 5) Tmt. Usha Kumari Rep. by their Power Agent M/s. Optima Homes Pvt. Ltd.	The Counsel for Complainant present. The Respondents called absent The Authority directs the Complainant to take private notice to Respondent-1 & 3 and file proof of service with this Authority. Posted to 19.03.2025.
9	92/2024	Madhukar Nandigam	Selene Estates Ltd (Now known as Ozone Group Greens)	The Complainant called absent. The Counsel for the Respondent present and filed Counter with typed set documents along with Memo of compliance of cost paid by the Respondent to the CM's Relief Fund. The Authority directs the Respondent to serve copy of the Counter along with typed set documents to the Complainant by RPAD. Posted to 05.03.2025.
10	138/2024	E.Rajagopalan	1.M/s.Puravankara Limited. 2.M/s.Provident Housing Ltd. 3.Cosmo City Residents Welfare Association (CCRWA)	The Counsel for the Complainants present The Counsel M/s. R. Sathishkumar for Respondents-1 and 2 present and filed vakalat and letter of authorization authorizing Mr.Aravindhaan BS to represent on behalf of the Respondent Company which is recorded. The Counsel for Respondent-3 present The Counsel for the Complainants seeks time to file amendment application which they shall file with the Registry by serving copy to the Respondents Posted to 19.03.2025 for filing Counter by all the three Respondents.
	139/2024	R.Amshalakshmi Rep. By her power agent Thiru.S.Ramesh		
	140/2024	K.Gopalan		
	141/2024	S.Narayanan		

11	SR No.376/2024 in E.P.No. /2024 in C.No.123/2020	Thiru Srinivasan Govindarajan	M/s. Casa Grande Shelter LLP Represented by its Managing Partner Thiru M.N. Arun	The Counsel for the Execution Petitioner present and seeks time for further oral arguments. Posted to 05.03.2025 for further arguments on the maintainability.
12	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 Complainant present The Respondent called absent The Counsel for the Complainant submits that the interim order in the CMSA filed before the Hon'ble High Court of Madras, is in force and seeks adjournment. Posted to 19.03.2025 for status of CMSA.
13	C.No.136 /2023	M/s. Mahindra World City Developers Ltd. Represented by its Authorised Signatory Thiru K.K. Viswanathan	Tmt. Indra Priyadarshini Loganathan	The Counsel for Complainant present. Respondents already set ex-parte.
	C.No.137/2023		Thiru Anandraj Moovendran	The written submission has already been filed by the Complainant. Reserved for orders.

14	C.No.036/2024	Puthuthamaraipatti Garden Villas Owners and Residents Welfare Association (VNCT GVORW Association)	M/s. St. Angelo's VNCT Ventures LLP (Formerly known as VNCT Ventures LLP)	<p>The Counsel for the Complainant present.</p> <p>The Counsel for the Respondent present and filed Memo praying for issue of Form-C registration which is pending on the file of TNRERA.</p> <p>The Respondent also filed typed set documents in IA 59 of 2024 filed by them by serving copy to the Complainant.</p> <p>The Authority heard the parties and directed the Counsel for the Complainant to produce copy of the Registration Certificate of their Association with Registrar of Society.</p> <p>The Authority also directed the counsel for the Respondent to produce copy of the DTCP approval.</p> <p>The Authority directs the Registry to verify the status of the Form-C application filed by the Respondent and report.</p> <p>Posted to 19.03.2025 for production of the above documents by both the parties.</p>
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15	C.No.59/2023	<p>1) Thiru R. Mahesh Kumar 2) Ms. S. Asha</p>	<p>1) M/s. Sathyam Homes Private Limited Thiru Kannan Nandhakumar Managing Director 2) M/s. One Path Housing &amp; Constructions 3) Thiru N. Janardhanan 4) Thiru N. Anandhan</p>	<p>The Counsel for Complainants present and produced original sale deed document No.8510/2019 executed by Ms. Girija on the file of SRO, Thiruporur for perusal of this Authority and the same has been returned to the Counsel for Complainants after perusal. The Counsel for 1st Respondent present All other Respondents called absent The Counsel for Complainant also filed proof of service to the Respondents 2 to 4. The notice to R2 has been returned as “no such person”, notice to R3 returned as “Deceased” and notice to R4 returned as insufficient address. Both the parties made their oral submissions. The case is adjourned to 26.02.2025 to verify Form-C issued on the file of TNRERA and to peruse the approval by DTCP and the plan approved by DTCP.</p>
16	E.P.No.29/2024 in C.No.145/2022	M/s. Shubham Residents Welfare Association(SRWA)	<p>1.M/s. Ashiana Housing Ltd, 2.M/s. Escapade Real Estate Pvt.Ltd, 3.M/s. Ashiana Maintenance Services LLP</p>	<p>The Counsel for the Execution petitioner present and filed Affidavit of service. The Counsel M/s.Agam Legal for Respondents-1 and 3 present and undertook to file vakalat. The Counsel for Respondent-2 present. The Authority directs the Respondents-1 to 3 to file their Counter in EA No.16, 17 &amp; 18 of 2024 filed by the Execution Petitioner and Compliance Affidavit in the EP. Posted to 19.03.2025 for filing Counter in EAs and Compliance Affidavit in EP by the Respondents-1 to 3.</p>

17	E.P.No.30/2024 in C.No.145/2022	M/s. Shubham Residents Welfare Association(SRWA)	1.M/s. Ashiana Housing Ltd, 2.M/s. Escapade Real Estate Pvt.Ltd, 3.M/s. Ashiana Maintenance Services LLP	The Counsel for the Execution petitioner present and filed Affidavit of service. The Counsel M/s.Agam Legal for Respondents-1 and 3 present and undertook to file vakalat. The Counsel for Respondent-2 present. The Authority directs the Respondents-1 to 3 to file their Counter in EA No.12, 13, 14 & 15 of 2024 filed by the Execution Petitioner and Compliance Affidavit in the EP. Posted to 19.03.2025 for filing Counter in EAs and Compliance Affidavit in EP by the Respondents-1 to 3.
18	E.P.No.32/2024 in C.No.36/2023	M/s. Villa Viviana Residents Association (VVRA)	1) M/s. Escapade Real Estate Pvt. Ltd. 2) M/s. Arihant Foundations and Housing Ltd.	The Counsel for Execution petitioner present and filed Affidavit of service. The Counsel for Respondent-1 present The Counsel M/s.Agam Legal for Respondents-2 present and undertook to file vakalat. Posted to 19.03.2025 for compliance affidavit by Respondents.
19	IA Nos. 17 to 19 of 2024 in C.No.43/2023	1. Thiru Baladandapani 2. Thiru Rahul Thomas 3. Tmt. Krishna Priya Rajasekaran 4. Thiru Parul Shah 5. Kousalya Pari	1. Thiru L.K.Sudhish 2. Tmt.S.Poornajothi (a) Sudish Poornajothi Complainants/Respondents No.1 and 2 3. M/s. Lokaa Developers Pvt. Ltd. Respondent/Respondent No.3	The Counsel for IA petitioners present and filed additional typed set of documents to the IAs. The Counsel for 1st and 2nd Respondent present For Respondent 3 IRP present The counsel for the IA petitioners sought interim order restraining the Respondents not to create any encumbrances in respect of their 5 apartments. The Authority directs the Respondents to maintain the status- quo in respect of the applicants' 5 apartments till disposal of this complaint. The Authority heard all the parties and reserved for orders.



20	C.No.33/2024	M One Flat Owners Association (MOFOA) Represented by its Secretary Thiru Satya Sundar Sahu	<ol style="list-style-type: none"> <li>1) M/s. Lokaa Developer Private Limited Rep. by its M.D., Thiru Santhosh Sharma</li> <li>2) Thiru Santhosh Sharma Managing Director M/s. Lokaa Developer Private Limited</li> <li>3) Tmt. Kalpana Sharma, Director M/s. Lokaa Developer Private Limited</li> <li>4) Thiru L.K. Sudhish</li> </ol>	<p>The Counsel for Complainant present The Counsel for 4th Respondent present. The IRP representing Respondents-1 to 3 present. The Counsel for the Complainant submitted that the matter is pending before the NCLT and the present case may be kept in abeyance awaiting further proceedings. Posted to 02.04.2025.</p>
21	C.No.144/2022	Tmt. Vysali Gowrishankar	<ol style="list-style-type: none"> <li>1) M/s. Origin Homes Represented by its Proprietrix Tmt. Megala Dhinakaran</li> <li>2) Tmt. J. Komala</li> <li>3) Thiru J. Ragunathan</li> <li>4) Ms. J. Bhuvaneswari</li> </ol>	<p>The Counsel for the Complainant present. The Respondents called absent. The Counsel for Complainant submitted that there is a negotiation talk going on towards settlement between the parties and seeks adjournment of the case. Posted to 05.03.2025 for reporting settlement.</p>

22	C.No.127/2024	M/s. Silver Crest Owners Welfare Association Madurapakkam	1) M/s. Rajkham Infra Pvt. Ltd. 2)M/s. Shriram Housing Finance Pvt. Ltd.	<p>The Counsel for Complainant Association present</p> <p>The Counsel for the Respondent-1 present and seeks time to file Counter.</p> <p>The Respondents-2 called absent.</p> <p>The Authority directs the Counsel for complainant to take private notice to Respondent-2 and file proof of service with this Authority.</p> <p>The Authority heard the parties and directs the Respondent-1 to work out the corpus amount due to be paid to the Association and deposit 50% of the corpus amount due by way of cheque in a sealed cover with the Registry during next hearing.</p> <p>The Authority also directs the Respondent-1 to file Counter with cost Rs.3,000/- to be paid to the CM's Relief Fund and file a memo of compliance with the Registry.</p> <p>Posted 26.02.2025 for filing Counter by Respondents finally with cost and deposit of 50% of corpus amount with the Registry.</p>
23	C.No.130/2024	Mantri Signature Villa Owners Association	M/s. Buoyant Technology Constellations Pvt. Ltd.	<p>The Counsel for Complainant present.</p> <p>The Counsel for IRP present and submitted that the copy of complaint and the typed set documents have not been served to them.</p> <p>The Counsel for the Complainant seeks time to serve the copy of the complaint to IRP.</p> <p>The Authority directs the Complainant Counsel to serve copy of the complaint along with typed set documents, if any, to the counsel for IRP.</p> <p>Posted to 19.03.2025.</p>

24	E.P.No.38/2023 in C.No.94/2022	S. Ashok Kumar	1. M/s. S dot G Housing, Rep by its Chairman 2. M/s. S dot G Housing, Rep by its Vice Chairman 3. M/s. S dot G Housing, Rep by its Partner	The Counsel for the Execution Petitioner present. The Counsel for the Respondents present and seeks adjournment of the case since the CMSA No.70/2024 pending before the Hon'ble High Court of Madras came up on 09.01.2025 and adjourned to 10.02.2025 for orders. Adjourned to 26.02.2025 finally.
25	048/2024	G.Dhanavathy	The Director M/s.VGP Housing Pvt.Ltd.	The Counsel for the Complainant present and filed written submission of arguments. The Respondent called absent The Authority directs the Counsel for the Complainant to serve copy of the written arguments to the Respondent by RPAD. Posted to 05.03.2025 for arguments by both the parties.
26	C.No.117/2024	Thiru K. Namasivayam	M/s. Casa Grande Smart Value Homes Private Limited	The Counsel for the Complainant present. The Counsel for the Respondent present and filed Counter along with Memo for cost paid to CM's Relief Fund. The copy of the Counter also served to the counsel for the Complainant. Posted to 05.03.2025 for arguments by both the parties
27	C.No.144/2023	Dr. Arvind Chander	M/s. Casa Grande Coimbatore LLP Rep. by its Authorised Signatory	Both the Counsel for Complainant and the Counsel for Respondent present Both the Counsels reported that there is a possibility of settlement between the parties and the parties seek time for reporting settlement. Adjourned to 05.03.2025 for reporting settlement or for arguments finally.
28	E.P.No.24/2024 in C.No.400/2019	M/s. Inseli Park Owners Association	M/s. Jain Housing & Construction Ltd.	The Counsel for Execution Petitioner present. The Counsel for Respondent present and filed a memo of compliance for the cost paid to CM's Relief Fund. As both the Counsels seek time to make oral submission, the case is adjourned to 05.03.2025 for arguments by both the parties finally.

29	C.No. 87/2024	1. Ms. Smith Vinit 2. Thiru Vinit Chandran Menon Both represented by their POA Tmt. Preetha Krishna	M/s. Samridhi Unique Spaces LLP Represented by its Managing Director	The Counsel for Complainants present The Counsel for Respondent present and seeks time to file additional documents. The Authority directs the counsel for the Respondent to file the additional documents before next hearing with the Registry by serving copy to the Counsel for the Complainants within a week's time from today. Adjourned to 05.03.2025 for argument.
30	C.No. 94/2024	1. Dr. Sibithooran 2. Tmt. Gayathri	M/s. Samridhi Unique Spaces LLP Represented by its Managing Director	Both the Counsel for Complainants and Respondent present The Counsel for the Respondent filed copy of the approved drawing with location of the transformer as mentioned in the prayer of the complaint by serving copy to the Counsel for the Complainants. Posted to 05.03.2025 for filing response by the Complainant Counsel to decide this issue.
31	143/2023	Khusboo Hiran Kapadia	Ozone Projects Private Limited	Both the Counsel for the Complainant and the Counsel for the Respondent present. Both the Counsel made detailed oral submissions. The Authority heard the parties and directed to file written submission of arguments by serving copy with each other. The Respondent counsel submitted that the Counter Affidavit filed by them itself may be treated as written submissions. The Respondent Counsel also submitted that it will take 2 months time to handover the possession of the flat to the complainant from today. Accepting the submissions of the Respondent Counsel, the Counsel for the Complainants submitted that recording the same the orders may be passed by this Authority. Reserved for orders.

32	086/2023	S.Murugan & S.Tamil Selvam	M/s.Green Choice Construction Company Pvt Ltd.	The Counsel for Complainants present. The Counsel for Respondent present and filed written arguments. The Authority directs the Counsel for Respondent to serve copy of the written arguments to the Complainant by RPAD. At the request of the Respondent Counsel adjourned to 26.02.2025 for oral arguments finally.
33	119/2023	Peal Beach Plot Owners Association	1) M/s. Pearl Beach Promoters Pvt. Ltd.& 5 Others.	The Complainant called absent. The Counsel for Respondents-1 to 5 present. The Counsel for Respondent-6 present As the Complainant has to file amended complaint, the case is adjourned to 19.03.2025 for filing amended complaint separately by the Complainant finally.
34	E.P.No.55/2023 in C.No.88/2022	Thiru K.Shiva Sai	1) M/s. Radiance Realty Developers India Ltd. Represented by its Managing Director/ Chief Executive Officer 2) M/s. Radiance Facility Management Services Pvt. Ltd., Represented by its Managing Director/Chief Executive Officer 3) M/s. Radiance Icon Owners Association(RIOA) Represented by its President/Secretary/EXCOM	The Execution Petitioner called absent The Counsel for Respondents-1 & 2 present. Adjourned to 19.03.2025 for arguments finally.

35	150/2022	R. Athmanathan & 11 Others	SB Aditya Housing Infra Pvt. Ltd. & Others	<p>The Counsel for all the Complainants in respect of all the Complaints present.</p> <p>The Counsel for Respondents-1 to 4 in respect of all the Complaints along with Respondent Promoter present.</p> <p>The Counsel for the Respondents-5 to 16 in respect of</p>
36	34/2023	1) Neeraja Krishnan 2) S. Krishnan	SB Aditya Housing Infra Pvt. Ltd. & Others	<p>Complaint No.34/2023 present</p> <p>The Counsel for Respondents-1 to 4 filed IA in C.No.150/2023 and C.No.34 of 2023 with copy served to the other side.</p> <p>The Authority directs the Registry to verify the IA filed by the Respondents-1 to 4 and number it if it is in order.</p>
37	35/2023	Uma Shankar	SB Aditya Housing Infra Pvt. Ltd. & Others	<p>The Authority also directs the Complainants and the Respondents to file their response to the IA filed by the Respondents-1 to 4.</p> <p>Posted to 26.02.2025 for Counter in IAs.</p>
38	E.P.No.44/2023 In C.No.162/2022	1) Thiru Dominic Savio S. 2) Clotine Marie D.	M/s. Alliance Villa Private Limited.	<p>The Counsel for the Execution Petitioner present and filed written arguments by serving copy to the Counsel for the Respondent.</p> <p>The Counsel for the Respondent present.</p> <p>The Authority heard both the parties and reserved for orders.</p>

39	C.No.119/2024	Thiru M. Marudhachalam	M/s. Harish Builders Represented by its Proprietor Thiru A.S. Venkateswaran	<p>The Counsel for Complainant present and filed Objection memo with respect to Engineer's report by serving copy to Counsel for the Respondent.</p> <p>The Counsel for Respondent present.</p> <p>The Counsel for the complainant submitted that the complainant is not permitted to visit his apartment and possession has also not been handed over and seeks direction to the Respondent to permit the Complainant to visit his apartment.</p> <p>The Authority directs the Respondent to permit the Complainant to visit his apartment. Further Thiru N.Kanagasabapathy, Additional Director-II of this Authority will also be present during the visit by the complainant and the date of visit fixed is 14.02.2025. A representative from promoter's side has to be present during the visit by the Complainant.</p> <p>Posted to 19.03.2025.</p>
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