

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 05-03-2025

Sl.N o.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1	149/2024	Mr.Mugundhine W/o.Vignesh Sampath, Door no.1915,F Block, Urbanrise Revolution One, Padur,Chennai-603 103.	1.M/s.Cyber city mangadu project private Limited. 2.M/s.Anugraha Real Value Services (Chennai) Pvt.Ltd. 3.M/s.Shriram Properties Limited.	The Counsel for the Complainant present. The Counsel M/s. Ananda Gomathy for Respondent -1 present and filed vakalat. The Respondent-2 absent. The Counsel for Respondent-3 present Posted to 09.04.2025 for Counter finally.
2	151/2024	1.Mr.Logeswaran M. 2.Mrs. L. Sughashini	M/s.SPR Construction Pvt Ltd,	The Complainant party in person present. The Respondent called absent. The case is adjourned to 09.04.2025 for filing Counter by the Respondent finally.
3	152/2024	Kausik Rajamohan	1.Tamil Nadu Housing Board. 2.TNHB 117 Residency Flat Owners Welfare Association.	The Counsel for the Complainant present and submitted that they have taken private notice to the Respondent and undertake to file the proof of service. The Respondent called absent. The Authority has already restrained the Respondent from allotting car parking to any of the owners till disposal of this complaint and if any car parking is already allotted is also subject to the outcome of the C.No.152/2024. The Authority directs the Complainant to file proof of service with the Registry. Posted to 16.04.2025 for Counter by the Respondent.

4	153/2024	1.Mr.Logeswaran Janardhanan 2.Mrs.Kokilavani Balachandran	M/s.Casagran Millenia Pvt.Ltd.	The Counsel for the Complainants present. The Counsel M/s. Ganesh and Ganesh for Respondent present and filed vakalat along with Board resolution. The Authority direct the Respondent to file Counter within two weeks i.e. on or before 19.03.2025 by serving copy to the Complainants. The Complainant is directed to file proof affidavit. Posted to 16.04.2025 for proof Affidavit by Complainant.
5	E.P.No.45/2023 in C.No.176/2021	Monitor Commercial (P) Ltd.	Lokaa Developers (P) Ltd.	The Counsel for the Execution Petitioner present The Counsel M/s.Praveen for IRP present and undertake to file vakalat and seeks time to file status report of CIRP proceedings. The case is adjourned to 16.04.2025 for filing vakalat and status of CIRP by IRP.
	E.P.No.46/2023 in C.No.177/2021	Monitor Commercial (P) Ltd.		
	E.P.No.47/2023 in C.No.178/2021	Bright Star Texim and Finvest (P) Ltd.		
	E.P.No.48/2023 in C.No.179/2021	Shriniwasa Road Carriers (P) Ltd.		
6	C.No.134/2023	1) Thiru Michael Jackson Dhassiah 2) Tmt. Merrill Austin	1) M/s. Lokaa Developer Private Limited 2) Thiru L.K. Sudhish 3) Tmt. S. Poornajothi	The Complainant called absent The IRP present . The Counsel for the landowner Respondents-2 & 3 present Today the case is posted for dismissal of the complaint. Since the Complainant called absent today also, the Authority dismissed this complaint for non prosecution
7	C.No.035/2024	Thiru Ilango Shivaraman	1) The Managing Director Tamil Nadu Housing Board 2) The Chief Engineer (City) Tamil Nadu Housing Board 3) The Executive Engineer and Administrative Officer Nandanam Division Tamil Nadu Housing Board	The Counsel for the Complainant present. The Counsel for Respondents present and filed Memo on report of the Engineer by serving copy on the Counsel for the Complainant. The Counsel for the Complainant seeks time to file their response to the Memo filed by the Respondents. Posted to 16.04.2025.

8	E.P.No.23/2023 in C.No.292/2021	Hiranandani Amalfi Owners Association Represented by is Secretary, Thiru Rajesh Mohan	M/s. Hiranandani Realtors Pvt. Ltd. Represented by its Director Thiru Surendra Lakhumal Hiranandani	The Counsel for Execution Petitioner present and seeks time to file amendment petition. The Counsel for Respondent present. The Authority directs the Execution Petition to file amendment petition with the Registry by serving copy on the other side. Posted 09.04.2025.
9	R.C.P. No.11/2022	Thiru R. Raghavan	M/s. Shrushti Builders Represented by its Partner, Thiru Alexander	Both the Complainant and the Respondent called absent. The Authority directs the Complainant to take private notice to the Respondent and file proof of service before this Authority. The case is adjourned to 23.04.2025.
10	022/2024	E.Nandakumar	M/s.RCC E Construct Private Limited	The Counsel for all the Complainants present. Respondent called absent. The Counsel for Complainants again submitted that the issue is yet to be settled and seeks time for reporting settlement. Posted to 16.04.2025 for reporting settlement finally. No more adjournment.
	023/2024	M.Gautam		
	024/2024	K.Jaya		
11	006/2024	Manali Benefit fund Ltd	M/s.Sekar Constructions	The Counsel for Complainants present and filed Affidavit of service to the Respondent. In spite of serving notice, the Respondent called absent. The Authority directs the Respondent to be present personally during next hearing. Posted to 16.04.2025 for appearance of the Respondent.
	007/2024	1.C.Dinesh Kumar 2.C.Sathish Kumar		
	008/2024	R.Dilli Babu		
	009/2024	C.Kothandaraman		
	010/2024	1.Anjali Devi (Deceased) 2.K.R.Ramakrishnan		
	011/2024	T.M.Arjun (Deceased) 1.A.Indirakumari 2.A.Deevya 3.A.Deenadayalan		

12	C.No.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 for Respondents present Both the Counsels submitted that the settlement talks are still going on and seeks time for reporting settlement. Adjourned to 23.04.2025 for reporting settlement finally. No more adjournment.
13	C.No.90/2024	Vinu Priyanga. R	1) J.M. Ahmed Sirajuddin 2) Kidar Hussaini 3) J.M. Muneer Ahamed 4) J.M. Ibrahim	The Counsel for Complainants present The Counsel for the Respondents present Both the Counsels represented that the settlement talks are going on between the parties and seek adjourned of the case. Adjourned to 23.04.2025 for reporting settlement or for arguments.
	C.No.91/2024	R. Anu Priyanga		

14	185/2024	Hiranandani Realtors Private Limited	<p>1.Sea Wood Owners Association. 2.Hiranandani Brentwood Owners Association 3.Pinewood Owners Association 4.Brigewood Owners Association 5.Greenwood Owners Association 6.Birchwood Owners Association 7.Oceanic Owners Association 8.Edina Hiranandani Owners Association 9.Sinovia Owners Association 10.Bayview Apartment Owners Association 11.Hiranandani Amalfi Owners Association 12.Tiana Apartments Owners Association 13.Anchorage Owners Interim committee.</p>	<p>The Counsel for the Complainant present. The Counsel M/s. Mothilal & Goda for Respondents present and filed vakalat for R4, R5, R8, R9, R11 and R12. The Counsel M/s. Vaishali R. for Respondents present and filed vakalat for R1, R2, R3, R6, R7 and R10. The Counsel for Respondents-1, 2, 3, 6, 7 and 10 also filed Memo complying the orders of this Authority dated 05.02.2025. The Authority heard the parties and directed the Counsel for Respondents-1 to 12 to file their response to the tabular statement filed by the Complainant. The Authority also directs the Complainant to maintain the status-quo and continue to maintain the common areas till disposal of this complaint. The Authority directs both the Complainant and the Respondents to file an Affidavit furnishing the legal status of the Respondent-13. Posted to 16.04.2025.</p>
15	92/2024	Madhukar Nandigam	Selene Estates Ltd (Now known as Ozone Group Greens)	<p>The Counsel for the Complainant present. The Counsel for the Respondent present Posted to 16.04.2025 for arguments by both the parties.</p>

16	C.No.144/2022	Tmt. Vysali Gowrishankar	<p>1) M/s. Origin Homes Represented by its Proprietrix Tmt. Megala Dhinakaran</p> <p>2) Tmt. J. Komala</p> <p>3) Thiru J. Ragnathan</p> <p>4) Ms. J. Bhuvanewari</p>	<p>Both the Counsel for the Complainant and the Counsel for the Respondent present and filed Memo of Compromise signed by both the parties stating that the issue is settled between the parties through some terms and prayed that the Memo of Compromise shall be taken on record and dispose the present complaint.</p> <p>Recording the above Memo of Compromise, the Authority closed this complaint as settled.</p>
17	I.A.No.19/2025 in C.No.119/2024	Thiru M. Marudhachalam	<p>M/s. Harish Builders Represented by its Proprietor Thiru A.S. Venkateswaran</p>	<p>The Counsel for Complainant present The Counsel for Respondent present.</p> <p>The IA No.19/2025 filed by the Complainant for advance hearing is allowed.</p> <p>The Authority heard both the parties and directed the Counsel for the Respondent to file copies of agreements with 4 allottees other than the landowners with the Registry. Posted to 19.03.2025 for arguments.</p>
18	E.P.No.006/2024 in C.No.101/2021	Srimathi Sundaravalli Memorial Nagar Flat owners Association	<p>M/s. SSM Builders & Promoters Represented by its Partners Tvl.(1) K. Santhanam, (2) V. Mani, (3) N.V.S. Srengarajan, (4) M. Karthikeyan & (5) K. Selvakumar</p>	<p>The Counsel for the Execution Petitioner present. The Counsel for Respondents present and again seeks adjournment of the case since CMSA is pending before the Hon'ble High Court.</p> <p>The Authority directs the Respondent to file Compliance Affidavit within two weeks from today i.e. on or before 19.03.2025 with copy served on the Execution Petitioner. Posted to 23.04.2025 for arguments finally. No more adjournment.</p>
19	E.P.No.23/2024 in C.No.62/2023	Karthikeyan Chandrasekaran	Casa Grand Builder Private Ltd	<p>The Counsel for the Execution Petitioner present. The Counsel for the Respondent present.</p> <p>At the request of both the Counsel the case is adjourned to 19.03.2025 for reporting settlement or for arguments finally. No more adjournment.</p>

20	C.No.144/2023	Dr. Arvind Chander	M/s. Casa Grande Coimbatore LLP Rep. by its Authorised Signatory	The Counsel for Complainant present The Counsel for Respondent present and filed typed set documents. Both the Counsels made detailed arguments. The Authority directs both the parties to file their written submission of arguments, if any, with copy exchanged between the parties. Reserved for orders.
21	C.No.117/2024	Thiru K. Namasivayam	M/s. Casa Grande Smart Value Homes Private Limited	The Counsel for the Complainant present and filed reply to the Counter statement filed by the Respondent. The Counsel for the Respondent present The case is posted for arguments on 16.04.2025.
22	106/2023	Nalam Home Owners Association (NHOA)	Mahendra Life space Developers Limited	Both the Counsel for Complainant and the Counsel for Respondent present. Both the Counsels filed written submission of arguments and made their oral submissions. Reserved for orders.
23	E.P.No.17/2023 in CCP.No.12/2022	1) Thiru R. Naresh 2) Thiru R. Manoj 3) Tmt. R. Gouri	M/s. Ozone Projects Pvt. Ltd. Represented by its Managing Director	The Counsel for the Execution Petitioners present and made oral submissions. The Counsel for Respondent present and submitted that the matter is pending before NCLAT. Both the parties filed written arguments by serving copy with each other. The Authority directs the Counsel for the Respondent to file copy of orders passed by the Hon'ble NCLT and NCLAT with the Registry within two weeks from today i.e. on or before 19.03.2025. Reserved for orders.

24	SR No.376/2024 in Un Numbered E.P 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 made detailed oral arguments on the maintainability of this case and cited various judgments in support of his prayer. The Authority heard the party and directed to file all the copies of citations referred during the oral submissions with the Registry. Reserved for orders.
25	048/2024	G.Dhanavathy	The Director M/s.VGP Housing Pvt.Ltd.	The Counsel for the Complainant present The Counsel for Respondent present The Authority again directs the Counsel for the Complainant to serve copy of the written arguments to the Respondent by RPAD. At the request of the Counsel for the Complainant, the case is adjourned to 23.04.2025 for arguments by both the parties finally.
26	C.No.144/2020	S. Satheesh Kumar	Green Valleys Shelters (P) Ltd.	The Counsel for Complainant present The Counsel for IRP present. As both the parties seek time to make argument, the case is adjourned to 09.04.2025 for arguments by both the parties finally.
27	C.No.115/2024	Sky Dugar Apartments Owners Association	Dugar Housing Limited	The Complainant called absent. The Counsel for Respondent present. The case is adjourned to 23.04.2025 for arguments finally.
28	C.No.027/2024	Aurum Villas Owners Association	1) Sylvanus Builders and Developers Ltd. 2) Pacifica (Chennai Project) Pvt. Ltd.	The Counsel for the Complainant present and filed written submission of arguments. The Respondent called absent. The Complainant is directed to serve copy of the written submission to the Respondent through RPAD. Posted to 23.04.2025 for arguments.

29	E.P.No.003/2024 in C.No.146/2022	Tvl. Dr. Preethi and Arjun Ramesh	M/s. Ozone Projects Pvt. Ltd.	The Counsel for the Execution Petitioners present. The Counsel for Respondent present and filed compliance Memo along with typed set documents by serving copy to the Counsel for the Execution Petitioners. Posted to 16.04.2025 for arguments.
30	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. The Counsel for the Execution Petitioner submitted that they again want to have an inspection by the technical person from Anna University and undertook to bear the cost. The Authority directs the Execution Petitioner to file a detailed memo stating that what are all the inspection sought for by the Execution Petitioner before the Registry on or before 19.03.2025. On receipt the Memo, the Registry shall address Anna University to conduct inspection in the presence of both the parties by duly informing the date and time of inspection in advance and submit the report to the Registry. Posted to 30.04.2025.
31	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 filed additional typed set documents by serving copy to the Counsel for Complainants. Posted to 30.04.2025 for argument.

32	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 Complainants filed copy of the approved drawing highlighting the location of the transformer as per the approved drawing and the current location of the transformer. Posted to 30.04.2025 for arguments.
33	C.No.30/2023	1) K.S. Venkataramani 2) Nirmala Chunilal 3) Suresh Babudorai Represented by his Power Agent Sumithra Suresh 4) Ramachandran Cadavasal Krishnamurthy 5) A. Rajalakshmi 6) Naresh Chetan 7) Sangeetha Chetan 8) Shyamala 9) Sangeetha	1) M/s. Radiance Realty Developers India Ltd. & 31 Others	The Counsel for complainants C1, C5, C9 present and filed additional written submission of arguments. The Counsel for complainants C2, C6 and C7 present The Counsel M/s.C.Jayapal Counsel for Complainant No.8 present and filed change of vakalat and also filed written arguments by serving copy to the other side. The Complainants 3 & 4 called absent. The Counsel for 1st Respondent present. The Counsel for R2, R5 to R12, R16, R17, R20 to R22, R24 and R26 to R28 present. The Respondents-3, 4, 13, 14, 15, 18, 19, 23, 25, 29, 30, 31, 32 called absent. The Counsel for Complainant No.8 wants to file typed set documents which he shall file within 2 days from today with the registry by serving copy to other side. All the parties made detailed arguments. Reserved for orders