

BEFORE THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)

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

Adv. M.Krishnamoorthy, Memberr

Calling: 03.00 P.M

LIST OF CASES HEARD ON 08-01-2025

Sl.N o.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1	142/2024	Casagrاند Cresendo Apartment Owners Association	M/s.Dawning Developers LLP.	The Counsel for the Complainant present. The Counsel M/s. Ganesh and Ganesh present and undertakes to file vakalat for Respondent . Posted to 19.02.2025 for filing vakalat and Counter.
2	143/2024	Lemongraz Apartment Owners Association	m/s.Ramky Wawoo Developers Private Limited.	The Counsel for the Complainant present. The Counsel M/s. Mohammed Fayaz for Respondent present and filed vakalat. Posted to 19.02.2025 for filing Counter.
3	144/2024	1.Mr.V.Bragadheesh 2.Mrs.B.Rama	M/s.Code	The Counsel for the Complainants present. The Counsel M/s. Sri & Shankar Associates for Respondent present and filed vakalat for all 4 cases. The Counsel for Complainants filed Memo in the Registry for change of address in C.Nos.144 and 145 of 2024 is recorded. The Complainants Counsel is directed to file clean copy of the Complaints in C.Nos.144 and 145 of 2024. Posted to 19.02.2025 for Counter by Respondent.
	145/2024	1.Mr.B.Gobalakrishnan 2.Mrs.Hema Venkata	M/s.Code	
	146/2024	Mr.Jayasankar Ramanathan	M/s.Code	
	147/2024	Mr.Sivaraman Ramanathan	M/s.Code	

4	148/2024	1.Evernest Commercial Property Private Limited. 2.Evernest Parks Private Limited. 3.Evernest Properties Private Limited.	1.Avigna Private Limited. 2.Avigna Irra Private Limited.	The Complainants Counsel present. The Counsel M/s. Pavan Kumar Gandhi present and undertakes to file vakalat for Respondents. Posted to 19.02.2025 for vakalat and Counter.
5	C.No.161/2024	P.J.Bency Switesingh Dhas	1.M/s.Srinivasa Foundation 2.Mr.E.Prakash 3.Mrs.M.Mekala 4.Mrs.R.Rajeswari 5.Mrs.J.R.Swarnarevathy	The Counsel for the Complainant present The Counsel M/s. L. Pachaiyappan for Respondents-1 to 3 present and filed an Affidavit undertaking to execute the sale deed for Plot No.9 in favour of the Complainant. The Respondents-4 and 5 called absent. The Respondents are directed to maintain the status quo till disposal of this complaint. Posted to 19.02.2025 for reporting compliance.
6	C.No.162/2024	1.P.B.Babu 2.Mrs.Radhika Babu	1. Nova Life Space Pvt. Ltd. Represented by its Directors 2. Thiru Sendhil Kumar M/s. Nova Life Space Pvt. Ltd. 3. Tmt. Savithri M/s. Nova Life Space Pvt. Ltd. 4. Thiru B. Kannian 5. Tmt. K. Lakshmi 6. Thiru K.K. Shantharaman 7. M/s. Nirman Finance & Investments Co. Represented by its Proprietor	The Counsel for the Complainants present The Counsel for Respondents-1 to 3 present. The Counsel for Respondents-4 to 6 present. The Respondent-7 called absent. The Complainants Counsel submitted that the Respondents-1 to 3 sent a e-mail dated 08.01.2025 offering Plot No.3 in lieu of Plot No.44 in Nova Element 5 extension-1 project which is ready and acceptable to the Complainant. The Counsel for the Complainant also agreed to this offer. Posted to 26.02.2025 for compliance by the Respondents.
7	C.No.144/2022	Tmt. Vysali Gowrishankar	1) M/s. Origin Homes Represented by its Proprietrix Tmt. Megala Dhinakaran 2) Tmt. J. Komala 3) Thiru J. Ragunathan 4) Ms. J. Bhuvanewari	The Counsel for the Complainant present. The Counsel for the Respondents present. 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 05.02.2025 for reporting settlement.

8	C.No.002/2024	1) Bharath Lajhna Multi State Housing Co-op. Societies Ltd. & 4 Others	1) The Chairman and Managing Director/Chief Executive Officer Ten Square Realty Private Limited 2) Thiru Vinod Bhatia Director, M/s. Ten Square Realty Private Limited 3) Thiru Pon Ravi Director, Ten Square Realty Private Limited	The Complainants called absent. The Counsel for the Respondent present. It is reported that previous occasion the complainant counsel wanted to file rejoinder and amendment petition. Posted to 26.02.2025 for filing Rejoinder and amendment petition by the complainants finally.
9	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.	The Counsel for Complainant Association present The Respondents called absent. The Complainant Counsel is directed to effect private notice to the Respondents finally. Posted to 05.02.2025 for private notice to Respondents by Complainant and for filing Counter by Respondents finally.
10	C.No.130/2024	Mantri Signature Villa Owners Association	M/s. Buoyant Technology Constellations Pvt. Ltd.	Counsel for Complainant present. The Counsel M/s. Krishna Dath for IRP Shri Shaikh Nafis Anjum present and filed vakalat along with Memo for serving copy of the complaint and typed set documents, if any, to the Counsel for IRP. The Authority directs the Complainant Counsel to serve copy of the complaint along with typed set documents to IRP Posted to 05.02.2025.

11	C.No.131/2024	1) Thiru Vasanthakumar 2) Tmt. Rajavalli. M	M/s. Alliance Villas Private Limited Rep. by its Managing Director, Thiru Sai Manoj Namburu	The Counsel for the Complainants present The Counsel for Complainants filed affidavit of service to the Respondent. Inspite of serving notice, the Respondent called absent. The Counsel for Complainants also filed typed set documents which is recorded. Posted to 19.02.2025 for Counter by Respondent finally.
12	E.P.No.28/2024 in C.No.195/2021	Tmt. G.Jothimani	1) M/s.JPG Housing and projects Private Limited Represented by its Managing Director Thiru M.J. Gopinathan 2) Thiru M.J.Gopinathan (Managing Director) 3) Tmt. G.Vanitha (Director)	The Counsel for the Execution Petitioner present The Counsel for all the 3 Respondents present and filed vakalat. Posted to 19.02.2025 for filing Compliance report finally.
13	C.No.116/2024	1)Tmt. V.M. Dhamarai Selvi 2) Thiru K. Vijayavignesh	1) Thiru R. Muthukrishnan alias Ashwin Muthukrishnan 2) Tmt. Seetha Muthukrishnan 3) Thiru Kripa Chandrakantan 4) Thiru Karthik Krishnan 5) M/s. Sumanth & Co Represented by its Partner, Thiru M.N. Neelakandan	The Complainants called absent. The Counsel M/s. R. Ramasubramaniam Raja for Respondents-1 and 2 present and filed vakalat. The Respondents-3 and 4 called absent The Counsel for 5th Respondent present. Posted to 19.02.2025 for filing vakalat and Counter by Respondents-1 and 2 and Counter by Respondent-5.
14	E.P.No.26/2024 in C.No.011/2023	Sowparnika Grandeur Owner Welfare Association	M/s. Sowparnika Projects & Infrastructure Pvt. Ltd.	The Counsel for the Execution Petitioner present. The Counsel for the Respondent present. It is submitted by the Respondent that the settlement talks are going on between the parties. The Counsel for the Execution Petitioner also agreed with the submissions of the Respondent Counsel. At the request of both the counsels, the case is adjourned to 19.02.2025 for reporting settlement or filing Compliance report.

15	C.No.119/2024	Thiru M. Marudhachalam	M/s. Harish Builders Represented by its Proprietor Thiru A.S. Venkateswaran	The Counsel for Complainant present The Counsel for Respondent present and filed Reply statement with typed set document by serving copy to the Counsel for the Complainant. Posted to 19.02.2025.
16	C.No.13/2023	1) Kaizar Saifuddin 2) Chittoor Dasarathy Padmanabhan 3) S. Subramani 4) Dr. Elangovan Ponniah 5) Parul Shah 6) K. Srinivasulu Reddy 7) S.L. Soyeb 8) M. Ramesh Kumar 9) R. Murugan 10) Nitin Kansara 11) Saifee F. 12) M-One Flat Owners Association (MOFOA)	1. M/s. Lokaa Developer Pvt. Ltd. 2. Thiru Santhosh Sharma, Managing Director M/s. Lokaa Developer Pvt. Ltd. 3. Tmt. Kalpana Sharma, Director M/s. Lokaa Developer Pvt. Ltd. 4. LIC Housing Finance Ltd. 5. Thiru L.K.Sudish (Land Owner) 6. 6) Sundaram Home Finance Ltd.	The Counsel for Complainants present and filed affidavit of service for taking private notice to IRP. All Respondents called absent. Posted to 26.02.2025 for Counter by IRP.
17	E.P.No.007/2024 in C.No.133/2022	Tmt. Geetha Kesavan Kartha	M/s. VGN Projects Estates Pvt. Ltd. (Formerly known as M/s. VGN Developers Pvt. Ltd.), Represented by Directors	The Execution Petitioner absent. The Counsel for Respondent present and submitted that he has taken DD for the cost imposed by this Authority to be paid to CM Relief fund. The Authority advised the Counsel for the Respondent to pay the cost through RTGS to CM Relief fund and file compliance memo to this effect. The Counsel for the Respondent also filed Memo for adjournment of case for 4 weeks as settlement talks are going on between the parties. Posted to 26.02.2025 for reporting settlement or Counter finally.

18	58/2023	Thiru Selvaraju Duraisamy	1) M/s. Radiance Realty Developers India Limited & 2 Others	The Counsel for Complainant present. The Counsel for Respondents-1 & 2 present and filed common Counter in IA filed by the Complainant by serving copy to the counsel for the Complainant. Respondent-3 called absent Posted to 19.02.2025 for arguments on IA.
19	043/2024	Tulive Dakshin Owners Association	1.G.K.S.Properties Private Limited. 2.S.S.D Oil Mills Company Ltd.	The Counsel for Complainant present The Counsel for Respondent-1 present. The Counsel for Respondent-2 present and filed Reply Statement with copy served on the other side. Posted to 19.02.2025 for arguments.
20	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 is posted to 09.01.2025 for orders caption. Posted to 05.02.2025 finally.
21	C.No.012/2024	Tmt. Usha Raman	M/s. Green Choice Construction Company pvt. Ltd.	The Complainant Counsel present. The counsel for Respondent present and filed copy of deed of revocation of power of attorney document and copy of the Completion Certificate dated 09.07.2015 obtained from CMDA. The Authority heard the parties and directed the Counsel for the Complainant to file impleading petition to implead the landowners as party to this proceedings. Posted to 12.02.2025.

22	C.No. 88/2024	1. Tmt. Sasikala R. 2. Thiru Rajeshkumar S.	M/s. KG Foundations (P) Ltd. Represented by 1.Thiru Haresh Kishor, Director 2.Thiru Sujith, VP Marketing Thiru Verghese, VP Projects Thiru Srinivasan, DGM, CRM	The Complainants party in person present and filed counter to the IA maintainability petition filed by the Respondent. The Counsel for Respondent present. The Complainant has also filed an Affidavit to implead the association in Registry. The Authority directed the Registry to number it, if it is in order and serve copy to the Respondents. Posted to 19.02.2025.
23	C.No.129/2024	The Neelkamal Flat Owners Association Keelkattalai Rep. by its Secretary, Thiru Pratap Singh Mishra	M/s. Asera Shelters and Investment Limited Rep. by its Managing Director, Thiru Brij Mohan Asera	The Counsel for Complainant present. The Counsel for Respondent present and served copy of the Counter to the Counsel for the Complainant. Posted to 19.02.2025 for Rejoinder to the Counter, if any, by the Complainant.
24	C.No.50/2023	M/s. Kavimani A1, B1, C1, D1 & W, X, Y, Z Blocks Site Owners Association Represented by its Secretary, Thiru R. Ashokan	1) Tmt. Jothi Sornalatha & 15 Others	The Counsel for Complainant present. The Counsel for Respondents-3 to 7 and 15 present. All other Respondents called absent. The Counsel for the Complainant seeks time for further proceedings and hence posted to 26.02.2025 for arguments.
25	C.No.120/2024	1)Tmt. Ranjani Sudarshan 2) Thiru M.G. Ramachandran	M/s. Shriprop Properties Private Limited Represented by its Director	The Complainants part in person present. The Counsel for the Respondent present. As the Counsel for the Complainant has sent an e-mail seeking adjournment of this case, posted to 19.02.2025 for arguments finally.
26	78/2023	Jayaraj Sivan	1) M/s. Arihant Foundations and Housing Ltd. Represented by its Managing Director	The Counsel for Complainants present. The Counsel for 1st Respondent present The Counsel for Respondents-2 to 12 present All the parties made detailed arguments on the maintainability of the case. The Authority heard the parties and directed to file written
	82/2023	A. Srinivasan	Thiru Kamal Lunawath	
	83/2023	M. Babu	2) Thiru Sudhir Kumar Gupta	

	84/2023	1) T.T.P. Jaheezuddin 2) Babitha Jaheezuddin	3) Tmt. Prabha Garg 4) Tmt. Saritha Goel 5) Thiru Naresh J Mehta	submissions, if any, within 10 days by serving copy to the other side. Reserved for orders.
	97/2023	Geetha Ram	6) Tmt. Pushpa Mehta 7) Thiru Suresh J Mehta	
	98/2023	R. Sathya Kumar	8) Thiru Anil Kumar Gupta 9) Tmt. Nutan Gupta	
	99/2023	Srilatha Venkatalakshmi	10) Tmt. Niraj Guptas 11) Thiru Anand Prakash	
27	E.P. No.22/2024 in C.No.92/2023	Thiru S.Venkatesh	M/s. G.K.S.Technology Park Private Limited Rep. by its Managing Director	The Counsel for the Execution Petitioner present. The Counsel for Respondent present and served copy of the Compliance Affidavit to the Counsel for the Execution Petitioner. Posted to 19.02.2025 for arguments finally.
28	C.No.071/2024	Thiru Sivaraman G.	Central Government Employees Welfare Housing Organisation, Rep. by Chief Executive Officer	The representing person for the Complainant present and seeks adjournment of the case. The Counsel for Respondent present and filed Memo for status report enclosing compliance certificates issued by the competent authorities by serving copy to the Complainant. The Complainant already filed written submission of arguments with the Registry. The Authority directs the Complainant to serve copy of the written submission to the Respondent by RPAD and file proof of service during next hearing. At the request of the complainant, the case is adjourned to 26.02.2025 for arguments finally.

29	C.No.105/2022	VME Lakeside Owners Welfare Association Represented by its Secretary, Thiru S. Karthikeyan	1) M/s. VME Realty Pvt. Ltd. Represented by its Managing Director Thiru V. Manickam 2) M/s. Stanza Living Represented by its Director	The Complainant Counsel present. The Counsel for Respondent-1 present The Counsel for Respondent 2 present. The Counsel for the Respondent-1 submitted that they are ready to settle the corpus amount. However, they seek time for further negotiation to transfer the amount to the Complainant Association in part payments. The counsel for the Complainant seeks time to get instructions from the Complainant Posted to 19.02.2025 for reporting settlement or for arguments finally.
30	C.No.001/2024	1) Thiru P. Nagarajan 2) Thiru K.P. Loganathan	M/s. Manju Foundations Private Limited Represented by Vidhya	The Counsel for Complainants present. The representing Counsel for the Respondent present and seeks time to file Counter on the IA filed by the Complainant. Posted to 19.02.2025 for filing Counter on the IA by the Respondent.
31	C.No.34/2024	Arihant Farm Developers Represented by N. Dinesh Surana	1) M/s. Manju Foundations Private Limited Represented by Vidhya 2) M/s. Pedro Developers Limited Represented by Thru Gourav Bhalla	The Counsel for Complainants and the representing Counsel for the Respondent-1 present. At the request of the representing Counsel for the Respondent-1, the case is adjourned to 19.02.2025 for arguments finally.
32	150/2022	R. Athmanathan & 11 Others	SB Aditya Housing Infra Pvt. Ltd. & Others	The Counsel for all the Complainants in respect of all the Complaints present The Counsel for Respondents-1 to 4 present in respect of all the Complaints. The Counsel for the Impleaded Respondents in respect of

33	34/2023	1) Neeraja Krishnan 2) S. Krishnan	SB Aditya Housing Infra Pvt. Ltd. & Others	C.No.34/2023 present. The Counsel for Complainant in C.No.150/2022 filed additional typed set of papers with copy served to the other side. The Counsel for the Respondent seeks time for arguments by their Senior Counsel.
34	35/2023	Uma Shankar	SB Aditya Housing Infra Pvt. Ltd. & Others	The Authority directs the Respondent Builder for personal appearance during the next hearing. Posted to 05.02.2025 for arguments.
35	E.P.No.26/2023 in C.No.243/2021	Thiru Thamizh Chelvan	1) M/s. Puravankara Limited 2) M/s. Provident Housing Limited	The Counsel for the Execution Petitioner present The Counsel for the Respondent present and filed written submission of arguments with copy served on the Execution Petitioner. The Execution Petitioner submitted that the Execution Petition itself may be treated as their written submission of arguments. Both the parties made detailed arguments. Reserved for orders.
36	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.	The Execution Petitioner absent Counsel for the Respondent present. Posted to 05.02.2025 finally for further arguments and for filing written submission of arguments by the Execution Petitioner with copy served on the Respondent.

37	37/2024	Thiru K.D. Prem Kumar	M/s. Alliance Villas Pvt. Ltd. Represented by its authorised signatory Thiru Dega Srinivasulu Reddy	Both the Counsel for Complainant and the Counsel for Respondent present. The Counsel for the Complainant filed written submission of arguments with copy served on the Counsel for Respondent. At the request of the Counsel for Respondent posted to 19.02.2025 for oral arguments by both the parties finally and for filing written submission of arguments by the Respondent with copy served on the Complainant.
38	081/2024	Tulive Viha Apartment Owners Association	G.K.S. Technology Park Private Limited	The Counsel for Complainant present and filed written submission of arguments with copy served on the other side and sought time to make oral submissions. The Counsel for Respondent present. At the request of the Counsel for the Complainant posted to 12.02.2025 for arguments by the Complainant.
39	C.No.030/2024	Casagrand Asta Apartment Owners Association Represented by its Secretary, Thiru K. Akhilesh	M/s. Casa Grande Shelter LLP Represented by its Managing Partner Thiru N. Arun	Both the Counsel for Complainant and the Counsel for the Respondent present. The Counsel for the Respondent seeks time to file counter on the 2 IAs filed by the Complainant. At the request of the Respondent Counsel posted to 12.02.2025 finally for filing Counter by the Respondent on the 2 IAs filed by the complainant.
40	003/2024	Shivkumar Mahalingam	1)Poomalai Housing Pvt. Ltd. 2)V.Murugan 3)Deepa Murugan 4)M/s.Alpha Beta Developers 5)M/s.Brios Properties Private Limited. 6)S.Balasubramanian 7)S.M.Kumar	The Counsel for the Complainants resent The Counsel for Respondents-1 to 3 present The Counsel for Respondent-7 present and filed copy of judgment in Appeal No.66/2023 dated 20.09.2023 which is recorded Respondents-4, 5 & 6 already set ex-parte The Counsel for Complainant seeks time to file Counter in IA. Posted to 19.02.2025 for filing Counter finally by the Complainants on the maintainability petition.
	004/2024	N. Mohan		
	005/2024	K.P. Ganesh Rao		
	015/2024	Umaa Badrinarayanan		
	016/2024	K.S.Ranga Rao		
	017/2024	R.Jyothi		

	018/2024	S.Sainathan		
41	E.P.No.39 of 2023 in C.No.104/2022	1) Kathirvelu Thirumaran 2) Shenbagam Sundaram	Thiru Arun M.N. Managing Director M/s. Casagrande Builder Pvt. Ltd.	The Counsel for Execution Petitioners present. The Counsel for Respondent present It is reported that settlement talks are going on between the parties. Hence, posted to 26.02.2025 for reporting settlement or for argument finally.
42	C.No.53/2023	Arena Residents Welfare Association	M/s. Casa Grande Vallam LLP	Both the Counsel for the Complainant and the Counsel for the Respondent present and seek time for oral submission. At the request of both the Counsels posted to 19.02.2025 for arguments finally.
43	C.No.85/2023	1) Thiru Alagapuri Thiruvalluvan 2) Tmt. Ramalakshmi	1) M/s. Ashwath Homes Rep. by its Managing Partner Thiru S. Nandakumar 2) Thiru S. Hariharan 3) Thiru S. Vignesh	Complainants called absent. The Counsel for Respondent present and seeks dismissal of the complaint since in the earlier occasions also the Complainants were absent. Posted to 19.02.2025 for dismissal of the complaint.
44	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 It is reported that there is a possibility of settlement between the parties and the parties seek time for reporting settlement. Posted to 05.02.2025 for reporting settlement or for arguments finally.