

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 12-02-2025

Sl.N o.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1	175/2024	S.Ramayee	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.
	176/2024	P.Stalin	M/s. Sri Narayana Foundation	
	177/2024	P.Srinivasan	Real Agencies	
	178/2024	S.Subbulakshmi		
	179/2024	R.Anitha		
	180/2024	R.Vijaya		
	181/2024	K.Rajeshwari		
	182/2024	V.Kanagasabai		
	183/2024	M.Santhi		
	184/2024	S.Thandapani		
	188/2024	P.Boomadevi		
	189/2024	K.Gunasundari		
	190/2024	S.Sekar		
	191/2024	G.Ramachandran		
	192/2024	N.Indragandhi		
	193/2024	S.Balakrishnan		

	194/2024	S.Gomathi		
	195/2024	R.V.Vinoth		
	196/2024	R.V.Vivek		
	197/2024	R.Arunkumar		
	198/2024	C.Sulochana		
	199/2024	K.Babi		
2	186/2024	J.Vatsala Jeganathan	M/s.Ananya Shelters Private Limited.	The Counsel for complainant present. The Counsel M/s.V.S.Senthil Kumar for Respondent present and filed vakalat. Posted to 12.03.2025 for filing Counter.
3	187/2024	E.K.Ramadasan	1.M/s.Cybercity Mangadu Project Privat Limited. 2.M/s.Anugraha Real Value Services (Chennai) Private Limited.	The Counsel for the Complainant present The Counsel M/s.Anandagomathy for Respondent-1 present and undertakes to file vakalat. The Counsel M/s.S.Namasivayam for Respondent-2 present and filed vakalat. Posted to 26.03.2025 for vakalat by Respondent-1 and Counter by Respondents-1 & 2.
4	200/2024	Ambujavalli	M/s.Selene Estate Limited	The Counsel for Complainant present. The Respondent called absent. The Authority directs the Complainant to take private notice to the Respondent and file proof of service with this Authority. Posted to 26.03.2025.

5	E.P.No.18/2021 in C.No.417/2019	Serene Rose Residents Welfare Association	1)Serene Senior Living Pvt. Ltd. 2) Columbia Pacific Communities Pvt. Ltd.	The Counsel for the Execution Petitioner present. The Counsel for the Respondent-1 present and filed Memo enclosing the copy of stay granted by the Hon'ble High Court of Madras in CMSA No.19/2022 and seeks adjournment of this Execution Petition till the CMSA No.19/2022 is concluded. The Respondent-2 called absent. The case is adjourned to 02.04.2025 for further proceedings.
6	E.P.No.28/2023 In C.No.135/2021	Rhythm Residents Flat Owners Welfare Association, Represented by its President & Authorised Signatory Mr.R.Padmanabhan	1) M/s. Yes & Yes Premier Hi- tech Homes India Pvt. Ltd., Represented by its Executive Director, Thiru B.Ravi 2) Mr. A.K.Balasubramanian	The Counsel for the Execution Petitioner present. The Counsel for the Respondents present and represented that the mediation process in CMSA filed before the Hon'ble High Court of Madras is failed and the case is revert back to the Hon'ble High Court of Madras for further proceedings and the case is posted for next Friday i.e. 14.02.2025 and hence seeks adjournment of this Execution Petition till process by the Hon'ble High Court of Madras is over in CMSA. As there is no stay order by the Hon'ble High Court to this Authority in adjudicating this Execution Petition, the Authority directs the Respondent to file Compliance Affidavit on or before 02.04.2025 finally.
7	E.P.No.42/2023 In C.No.336/2019	Dr. Vandana Parvez	1) M/s. IVR Hotels & Resorts Private Limited & 10 Others	The Execution Petitioner called absent. The Counsel for Respondent-1 present The Counsel for Respondents-2 to 4 present All other Respondents absent. The Counsel for 1st Respondent submitted that the stay granted by the Hon'ble High Court of Madras in CMSA No.58/2023 is still pending. Hence, the case is adjourned to 02.04.2025 for reporting the status of CMSA.

8	E.P.No.29/2023 in C.No.291/2019	Col. C.M. Unnithan	Army Welfare Housing Organisation (AWHO)	The Counsel for the Execution Petitioner present. Respondent called absent. The Counsel for the Execution Petitioner submitted that the CMSA pending before the Hon'ble High Court of Madras is heard and reserved for orders and seeks adjournment of this case. Hence, the case is adjourned to 02.04.2025.
9	045/2024	H.T. Rajan	Bennet Property Holdings Company Limited	The Complainant Counsel present The Counsel for Respondent present. At the request of both the Counsels the case is adjourned to 02.04.2025 for reporting settlement finally.
10	044/2024	1) Jegan Thirupathi 2) Shobanaram Jeyam	Artha Real Estate Corporation Limited	The Complainant Counsel present The Counsel for Respondent present. At the request of both the Counsels the case is adjourned to 02.04.2025 for reporting settlement finally.
11	133/2023	Thiru D. Rajasekhar	M/s. Great Heights Developers LLP	The Complainant party in person present. The Counsel for Respondent present. Both the parties confirmed the receipt of inspection report. The Authority noted in the inspection report that there are certain defects identified by the Independent Engineer. The Authority heard the parties and directs the Counsel for the Respondent to rectify the defects as identified by the Independent Engineer and report compliance. Posted to 02.04.2025 for reporting compliance by the Respondent finally.
12	C.Nos.51 to 68/2024	Ashok Kumar M & Others	Akshaya Pvt. Ltd	The Complainants called absent The Counsel for the Respondent present Posted to 26.03.2025 for arguments finally.

13	C.No.132/2024	1.Janani Govindan Kamalanathan 2.Praveen Kumar Srinivasan Rajendiran	M/s.Brigade Enterprises Limited	<p>Complainants party in person present.</p> <p>The Counsel for the Respondent present and seeks one week time to file Counter.</p> <p>The Authority directs the counsel for the Respondent to file Counter with the Registry on or before 19.02.2025 by serving copy to the Complainants through RPAD.</p> <p>Posted to 02.04.2025 for filing proof affidavit by the complainants.</p>
14	C.No.133/2024	S.Raja	<p>1. M/s. SPR construction Private Limited</p> <p>2. M/s. HDFC Bank Limited</p>	<p>Complainant party in person present and filed affidavit of service to the 2nd Respondent.</p> <p>The Counsel for Respondent-1 present and seeks one week time to file Counter.</p> <p>The Counsel M/s.Kumaresan for Respondent-2 present and undertakes to file vakalat. The Counsel for Respondent-2 submits that the Complaint copy along with documents, if any, may be served to them.</p> <p>The Authority directs the Complainant to serve copy of the Complaint along with documents, if any, to the Counsel for Respondent-2 i.e. HDFC Bank Limited, Sowcarpet Branch within 2 weeks from today.</p> <p>The Respondent-1 is directed to file Counter on or before 19.02.2025 with the Registry with copy served on the other side.</p> <p>The Respondent-2 shall file vakalat and Counter before next hearing by serving copy to the other side.</p> <p>Posted to 02.04.2025.</p>

15	C.No.134/2024	Chromepet Skypark Residences Flat Owners Association	1.M/s. Care Promoters Chennai Pvt Ltd. 2.M/s. Oasis Grace Engineering projects pvt ltd.	The Complainant party in person present. The Counsel for Respondent-1 present and filed Counter along with receipt for cost paid to CM's Relief Fund. Respondent-2 already set ex-parte. The Authority directs the Respondent-1 to serve copy of the Counter along with typed set document to the complainant and file proof affidavit with this Authority. The Complainant is also directed to file proof affidavit. Posted to 02.04.2025.
16	C.No.135/2024	N. Chandra Sekar Rep. by POA, A. Narayanan	M/s. Tamil Nadu Housing Board	The Counsel for Complainant present. The Counsel for Respondent present and filed Counter with copy served on the complainant. The Respondent-1 also filed Memo for cost paid to CM's Relief fund as they have failed to file Counter within one week from 18.12.2024 as directed by this Authority. The Counsel for the complainant wants to file Rejoinder to the Counter filed by the Respondent. Posted to 26.03.2025 for Rejoinder and proof affidavit by the Complainant.
17	C.No.196/2021	Sherine Manoj	M.Jayasekaran,Proprietor of M/s.Baskara Construction & Estate and 3 Others	The Counsel for Complainants present. The Counsel for 4th Respondent present. The Respondent-3 called absent. The Respondents-1 & 2 already set ex-parte. The IA filed by the complainants for impleading the other flat owners as Respondents has been returned by this Authority. The Complainant is directed to rectify the impleading petition and also to take private notice to Respondent-3 and file proof of service with the Authority. Posted to 26.03.2025.
	C.No.198/2021	Sam Thomas		
	C.No.199/2021	Fredrick Jude Jerome Camoens & Esther Thomas alias Tmt. Esther Camoens		

18	C.No.128/2024	Dr. Srinivasan Paramasivam	<p>1) M/s. Ozone Projects Private Limited</p> <p>2) Metrozone Phase 4 Unit Buyers Association (MZP4ABA)</p> <p>3) M/s. Axis Bank Limited</p>	<p>The Counsel for the Complainant present.</p> <p>The Counsel for Respondent-1 present and seeks time to file Counter.</p> <p>The Respondent-2 already set ex-parte</p> <p>The Respondent-3 called absent. As Respondent-3 was also called absent during last hearing on 18.12.2024, the Respondent-3 is treated as ex-parte.</p> <p>The Authority directs the Respondent-1 to file Counter on or before 26.03.2025 along with cost Rs.5,000/- to be paid to the CM's Relief Fund and file memo of compliance with the Authority.</p> <p>As the Complainant sought for early adjournment of the case, the Authority posted to 26.03.2025 for filing Counter by Respondent-1 finally along with proof of cost Rs.5,000/- paid to CM's Relief Fund.</p>
19	C.No.118/2024	Thiru Alex Madhavan	<p>1)M/s. ACE Homes Represented by Thiru L. Satheeshkumar</p> <p>2) Tmt. Krishakumari</p>	<p>The Complainant party in person present.</p> <p>Respondent-1 already set ex-parte.</p> <p>The Counsel M/s.A.Vasudevan for Respondent-2 present and filed vakalat and Counter by serving copy to the Complainant.</p> <p>Posted to 02.04.2025 for arguments</p>
20	C.No.012/2024	Tmt. Usha Raman	M/s. Green Choice Construction Company pvt. Ltd.	<p>The Complainant called absent.</p> <p>The counsel for Respondent present.</p> <p>The Authority already directed the Counsel for the Complainant to file impleading petition to implead the landowners as party to this proceedings which has not been filed and the Complainant himself called absent.</p> <p>Therefore, the Authority posted to 02.04.2025 finally for filing impleading petition by the complainant.</p>

21	89/2024	Prestige Silver Springs Villa Owners Association	1) Prestige Southcity Holdings 2) Ratnavara Developers LLP	<p>The Counsel for Complainant present and seeks direction to Respondent-1 to deposit the corpus amount along with interest to the Complainant Association.</p> <p>The Counsel for 1st Respondent and the Counsel for the 2nd Respondent present.</p> <p>The Counsel for Respondent-1 submitted that he has to get instruction from his client.</p> <p>Adjourned to 19.03.2025 for arguments.</p>
22	029/2024	Milano Orchard Flat Owners Association Represented by its President	1.M/s. Al Ameen International Ltd.& 6 Others	<p>The Counsel for Complainant present.</p> <p>The Counsel for Respondents-1 and 3 to 5 present and seeks time to file additional Counter to the Rejoinder filed by the complainant.</p> <p>The Respondent-6 party in person present and filed Counter along with typed set document with copy served on the Complainant Counsel</p> <p>Respondents-2 and 7 party in person present and filed Counter in respect of Respondent-2 with copy served on the complainant counsel.</p> <p>The Authority directs the Counsel for Complainant to share the copy of the Rejoinder with typed set documents to the Respondents-2, 6 and 7 and file proof with this Authority.</p> <p>Posted to 26.03.2025 for filing response by the Respondents to the Rejoinder filed by the Complainant.</p>

23	028/2024	Mahendar Rao	Ozone Projects Pvt Ltd.	<p>The Counsel for Complainant present. The Counsel for Respondent present. The Authority last occasion directed the Respondent to execute sale deed and handover possession of the complainant's flat along with one car park and additional car park within 2 weeks from 29.01.2025 and report compliance in this hearing which has not been complied by the Respondent till date. The Counsel for Respondent seeks time to file Counter. The Authority directs the Respondent to file Counter on or before 19.02.2025 with the Registry by serving copy to the Complainant. Reserved for orders.</p>
24	C.No.137/2024	1.R. Senthilkumar 2.S.Chitra	M/s.Casa Grande Civil Engineering Private Limited.	<p>The Complainants called absent. The Counsel for Respondent present and filed common counter which is recorded. The Counsel for the Respondent is directed to serve copy of the Counter to the Complainants through RPAD and file proof of service with this Authority. Posted to 02.04.2025 for filing proof affidavit of the Complainant.</p>

25	C.No.079/2024	Thiru K.Manikandan	1) M/s Casa Grande Civil Engineering Private Limited 2) M/s Grace Gated Community LLP	The Counsel for Complainant The Counsel for Respondents present. In the previous occasion the Authority directed the Respondent to rectify the defects stated by the Complainant and submit compliance report. The Counsel for the Respondent submitted that they will rectify the defects by fixing convenient date with the Complainant and to this effect the Counsel for the Respondent filed a Memo along with mail communication to the Complainant to fix a date for them to rectify the defects pointed out by the Complainant. Posted to 02.04.2025 for reporting compliance finally.
26	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 filed common counter on the 2 IAs filed by the Complainant by serving copy to the Counsel for the Complainant. Posted to 26.03.2025 for arguments on IAs.
27	C.No.132/2022	Thiru Ravikumar R.	M/s. Casa Grande Pvt. Ltd. Rep. by Managing Director, Thiru Arun Kumar	The Complainant party in person present. The Counsel for the Respondent present and filed Memo with typed set documents by serving copy to the Complainant. The Authority heard the submissions of both the parties and posted to 26.03.2025 for arguments finally.
28	C.No.53/2020	Embassy Residency Apartment Owners Association	RGE Constructions and Development Pvt. Ltd.	The Counsel for Complainant present. The Counsel for the Respondent present. The Counsel for the Complainant seeks time to file additional documents. The Authority directs the counsel for the Complainant to file the same with the Registry by serving copy to the Respondent. Posted to 02.04.2025 for arguments finally.

29	C.No.136/2024	N.Naveen	M/s. Samprathy Developers LLP	The Counsel for the Complainant present. The Counsel for the Respondent present. Posted to 26.03.2025 for filing proof affidavit by the Complainant.
30	E.P.No.31/2024 in C.No.53/2022	P.Malathi	M/s. Tamil Nadu Housing Board	Both the Counsel for the Execution Petitioner and the Counsel for the Respondent present. The Counsel for Execution Petitioner filed Reply Affidavit by serving copy to the Respondent and seeks time to file photographs. The Counsel for Respondent wants to verify the documents based on the Reply Affidavit filed by the Execution Petitioner. Posted to 26.03.2025.
31	IA Nos.10 to 12/2024 in C.No.31/2023	M/s. Artha Real Estate Corporation Limited	1.Thiru Karthik Selvakumar 2. Tmt. Vinodhini Karthik Both are Rep. by its Power of Attorney, Thiru A.R. Selvakumar	The Counsel for Petitioner/Respondent present. The Counsel for the Respondents/Complainants present The Counsel for the Respondents/Complainants seeks adjournment of the case to make oral arguments. Posted to 02.04.2025 for arguments finally.
32	E.P. No.04/2024 in C.No.66/2022	Kanchipattinam Villa Owners' Association KARAI	M/s. Color Home Developers Private Limited	The Counsel for the Execution Petitioner present. The Counsel for the Respondent present. Both the parties made their oral submissions. Reserved for orders.
33	C.No.110/2023	Thiru Rajesh Narayan Dwivedi	M/s. Olympia Tech Park (Chennai) Private Limited	Complainants party in person present. The Counsel for the Respondent present paid the cost Rs.2,500/- to the Complainants in the open court. The Complainants already filed Counter to the IA petition filed by the Respondent for maintainability of the complaints. The Authority heard the parties and reserved for orders on the IA petition.
	C.No.111/2023	Thiru S. Saravanvel		
	C.No.113/2023	Tmt. Saroja Rani Jayaprakash		
	C.No.114/2023	Thiru CT Murugappan		
	C.No.115/2023	Thiru M. Selvamuthu		
	C.No.116/2023	Thiru Vijay Perumal		
	C.No.117/2023	Thiru S. Arun		
C.No.118/2023	Thiru S. Srivatsan			

34	C.No.070/2024	1. G.Mohankumar 2. M.Jayalakshmi	1) M/s Sylvanus Builders and Developers Ltd., 2) M/s Pacifica (Chennai Project) Infrastructure Co.Pvt. Ltd.	The Complainants party in person present The Respondents called absent. The Authority imposes cost of Rs.2,500/- on the Respondent to be paid to CM's Relief Fund and file Memo with the Authority and also directed to file written submission of arguments by serving copy to the Complainants. The Authority also directs the Respondent to produce copy of certificate of Consent to Operate STP issued by Pollution Control Board, if obtained already. Adjourned to 12.03.2025 for arguments.
35	E.P.No.13/2024 in C.No.110/2022	Thiru Praveen Kumar Jain	M/s Ozone Projects Private Limited	Both the Counsel for Execution Petitioner and the Counsel for Respondent present. The Counsel for the Execution Petitioner seeks two weeks time to file written submission of arguments. Both the parties made their oral submissions and the case is adjourned to 26.03.2025 for filing written arguments by the Execution Petitioner by serving copy to the Respondent Counsel.
36	C.No.140/2023	VGN Tranquil Flat Owners' Association	1. M/s. VGN Homes Private Limited 2. VGN Southern Avenue Flat Owners Association	The Counsel for Complainant present and filed written submission of arguments along with typed set documents by serving copy on the other side. The Counsel for 1st Respondent present and filed written submission of arguments with typed set documents. The 2nd Respondent called absent. Posted to 26.03.2025 for further arguments finally.

37	081/2024	Tulive Viha Apartment Owners Association	G.K.S. Technology Park Private Limited	<p>The Complainant called absent. Representing Counsel for Respondent present and submitted that their senior Counsel is not able to appear in this hearing due to personal reasons and seeks adjournment of the arguments. At the request of the Representing Counsel for the Respondent posted to 02.04.2025 for oral arguments finally.</p>
38	109/2024	Steller Apartments Owners Association	Raunaq Foundations	<p>The Counsel for Complainant present and seeks adjournment of the case for making arguments. The Respondent called absent. Posted to 02.04.2025 for arguments finally.</p>