

BEFORE THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)

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

Adv. M.Krishnamoorthy, Member

Calling: 03.00 P.M

LIST OF CASES HEARD ON 12-03-2025

Sl.N o.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1	007/2025	1)Tmt. H. Santhi 2)Thiru H. Venkatesh	M/s. R.K.N. Construction Private Limited Represented by its Managing Director Thiru R. Radhakrishnanandam	The Counsel for Complainants present Thiru R.Radhakrishnanandam party in person present for Respondent and seeks time for engaging a Counsel and to file Counter. The Authority posted to 23.04.2025 for vakalat and Counter by Respondent
2	E.P.No.19/2021 in C.No.001/2020	Thiru K. Balasubramaniyan	1) M/s. G.K.S. Technology Park Pvt. Ltd. Represented by its Managing Director 2) Tulive Viha Apartment Owners Association, Represented by its President 3) Thiru Devendra Bhatia 4) Tmt. Anjula Bhatia 5) Thiru S. Ganesa Subramanian 6) Thiru M. Suresh Kumar	The Execution Petitioner called absent. The Counsel for the Respondents-3 & 4 present All other Respondents called absent. The Counsel for Respondents-3 and 4 represented that CMSA is still pending before the Hon'ble High Court of Madras and sought adjournment Hence, the case is adjourned to 11.06.2025.

3	C.No. 41/2024	Radiance Icon Owners Association Rep by its President Thiru Hariharan	1. M/s. Radiance Realty Developers India Ltd. Rep by its Managing Director 2. M/s. Radiance Facility Management Services Pvt. Ltd. Rep. by its CEO 3. Thiru Srinivasan, Ex-Secretary Radiance Icon Owners Association	The new Counsel M/s. S.Viji for Complainant present and filed change of vakalat. The Counsel for Respondents-1 and 2 present . The Counsel for Respondent-3 present. Posted to 23.04.2025 for filing Counter finally by the Complainant on the maintainability petition filed by the Respondent-3.
4	111/2024	S. Rajaraman	1) Rajkham Infra Pvt. Ltd. 2) Shriram Housing Finance Ltd.	The Counsel for Complainants present and filed withdrawal Memo in C.No.111/2024 and 113/2024. The Respondent-1 called absent. The Counsel for Respondent-2 present. Recording the withdrawal Memo filed by the Complainants in C.No.111 and 113 of 2024, the Authority closes the Complaint Nos. C.No.111 and 113 of 2024 as withdrawn. The Authority imposed cost of Rs.2500/- on the 1st Respondent promoter to be paid to CM Relief Fund and file Memo of Compliance with the Registry. The case is posted to 23.04.2025 for filing vakalat and Counter finally by the 1st Respondent in C.No.112/2024 and C.No.114/2024.
	112/2024	1) Sajith Menon K. 2) Nisha K.M.		
	113/2024	1) Sai Krithika 2) S. Rajaraman		
	114/2024	1) K.K. Kumaran 2) K. Suganthi		

5	C.No.042/2024	Sri Sai Nagar Owners' Welfare Association (SSNOWA)	J.K. Properties	<p>The Counsel for the Complainant present. The Counsel for the Respondent present. The Registry informed that the inspection report from the District Collector, Chengalpattu is still awaited. The Authority directs the Registry to send reminder again to the District Collector Chengalpattu for necessary instruction to the officials concerned for early inspection of the OSR area and the land designated for Park in this project by the Respondent namely M/s. J.K.Properties to Ottiyambakkam Panchayat Union vide document No.2090 of 2020 dated 17.2.2020 and document No.8726/2021 dated 29.07.2021 respectively and submit report to this Office for further proceedings by this office. The Counsel for the Complainant seeks time to file Rejoinder to the Counter filed by the Respondent. Posted to 30.04.2025 for filing Rejoinder by the Complainant to the Counter filed by the Respondent.</p>
6	156/2024	HQ Owners Association	1.M/s.Akshaya Pvt Ltd. 2.M/s.Akshaya Leisure Pvt Ltd. 3.Vistra ITCL (India) Limited.	<p>The Counsel for Complainant present and filed Affidavit of Service to Respondent-3. The Counsel M/s.Mani Sundar Gopal for Respondents-1 & 2 present and filed vakalat. The Counsel for Respondents-1 & 2 seeks time to file maintainability application. Respondent-3 called absent. The Authority directs the Complainant to take paper publication to Respondent-3 and file Memo to this effect with the Registry. Posted to 23.04.2025.</p>

7	157/2024	Vijayakumar C.S	Arun Manivannan,Managing Director, M/s.AAK Realty Services LLP (also Known as AKA Casagrand)	<p>The Complainant party in person present. The Counsel M/s.Ganesh and Ganesh for Respondent present and undertake to file vakalat.</p> <p>The Counsel for the Respondent has submitted that in the Complaint the cause title has been mentioned as M/s. AAK Realty Services LLP also known as Casagrand and that the Casagrand has no entity and the cause title may be corrected accordingly by the Complainant.</p> <p>The Authority directed the Complainant to delete the name and file clean copy of the Complaint with the Registry. Posted to 16.04.2025 for filing vakalat and Counter by the Respondent.</p>
8	158/2024	DCC-Mayuri Apartments Owners Association, Rep. By its President Mrs.N.Vimala.	Er.Deva Constructions & Contractors (P) Ltd.	<p>The Counsel for Complainant present. The representing Counsel for Respondent present and again seeks time to file Counter. Posted to 23.04.2025 for filing Counter by the Respondent finally.</p>
9	159/2024	Pavitram Villa Owners Welfare Association, Rep. By its Secretary Subrahmaniyam Chandrasekhar	Veeraraghavan & Co. Rep.by its Sole Proprietor,Mr.P.V.Ramesh	<p>The Counsel for Complainant present The Respondent party in person present and filed Counter along with typed set documents by serving copy to the Complainant counsel. Posted to 30.04.2025 for filing proof Affidavit by the Complainant.</p>
10	160/2024	Aanandham Flat Owners Association	Tamil Nadu Housing Board & Another	<p>The Counsel for the Complainant present. The Counsel for Respondents present and filed Counter Affidavit along with typed set documents by serving copy to the Counsel for the Complainant. The Counsel for the Respondent has also filed Memo of authorization which is recorded. Posted to 30.04.2025 for filing proof affidavit by the Complainant.</p>

11	163/2024	1.Aravind Vaithianathan 2.Mrs.Abinaya Senthil	M/s.Shriprop Properties Private Limited	The Counsel for Complainant present. The representing Counsel for Respondent present and again seeks time to file Counter. Posted to 23.04.2025 for filing Counter by the Respondent finally. No more adjournment.
12	164/2024	M/s.Triway Container Freight Station Pvt Ltd.	M/s.Ozone Projects pvt Ltd.	The Counsel for Complainant present and filed Affidavit of Service which is recorded. The Counsel M/s. P C Law Chambers for the Respondent present and undertook to file vakalat. Posted to 30.04.2025 for filing vakalat and Counter by Respondent.
13	E.P.No.37/2023 in C.No.31/2022	Mahidhara Central Owners Welfare Assn.(MCOWA)	Mahidhara Projects Private Limited	The Counsel for the Execution Petitioner present. The Counsel for the Respondent present. The Counsel for the Execution Petitioner filed Memo stating that the CMSA filed before the Hon'ble High Court of Madras is numbered and also filed Reply Memo by serving copy to the Counsel for the Respondent and seeks time till out-come of the CMSA. The case is adjourned to 11.06.2025.
14	100/2023	P.Balasundaram	L.Ernest Peter Lawrence M/s.Bharati Constructions	The Counsel for Complainant present The Respondent called absent Posted to 23.04.2025 for Counter in the main case by the Respondent finally.

15	E.P.No.20/2024 in C.No.33/2021	Deepu Babu Ahraham & Shally Deepu Abraham	1) M/s. Ozone Homes Pvt. Ltd. Rep. by Thiru K. Krishnan 2) The Authorised Officer, HDFC Ltd.	Counsel for Execution Petitioners present Counsel for 1st Respondent present The Respondent-2 called absent The Counsel for the Execution Petitioners produced the judgment passed by the Hon'ble High Court of Madras in CRP. PD. No.1457 of 2019 dated 06.12.2024. The Authority directs the Execution Petitioners to approach the SRO, Anna Nagar and produce the copy of the Hon'ble High Court of Madras in CRP. PD. No.1457 of 2019 dated 06.12.2024 before the SRO, Anna Nagar and inform about the modified restricted order of attachment by the Hon'ble High Court of Madras The case is adjourned to 23.04.2025.
16	E.P.No.41/2023 in C.No.134/2022	Sharmilee Bach Nielsen	M/s. Buoyant Technology Constellations Pvt Ltd.	The Execution Petitioner called absent. The Counsel for IRP present. The case is adjourned to 11.06.2025.
17	E.P.No.51/2023 in C.No.89/2022	Biswabhusan Prusti & Namita Sahu	Selene Estates Limited	The Counsel for the Execution Petitioners present. The Counsel for Respondent present and again seeks time to file their response to the inspection report. The Authority imposes cost of Rs.5000/- on the Respondent to be paid to CM Relief Fund and file Memo of Compliance with the Registry. The Authority also directs the Respondent to file their response to the inspection report within two weeks from today i.e. on or before 26.03.2025 with the Registry by serving copy to the Execution Petitioner. Posted to 09.04.2025.

18	C.No.104/2023	Tmt. Sanjana Vasudevan	Thiru Prakasam Jagan Chief Operating Officer M/s. Ozone Group. & 3 Others	The Complainant called absent. The Counsel for the Respondents present and filed the copy of the Power of Attorney document for verification of signature of the PoA on behalf of the complainant herein. The MoU already filed by the Respondents stating that the issue is settled between the parties wherein the PoA has signed on behalf of the Complainant. Recording the MoU filed by the parties, the Authority closed this complaint as settled.
19	E.P.No.53 of 2023 in C.No.152/2022	Thiru T.G. Parthasarathy	M/s. Land Mark Constructions Rep. by its Proprietor, Thiru T. Udaykumar	The Counsel for the Execution Petitioner present The Respondent called absent The Authority already given time for filing compliance affidavit which the Respondent has not complied with till date. During last hearing also the Respondent called absent and hence the Authority directed for personal appearance of the Respondent in this hearing. Today also neither the Respondent nor their Counsel present. Therefore, the Authority posted to 30.04.2025 for arguments finally by both the parties.
20	186/2024	J.Vatsala Jeganathan	M/s.Ananya Shelters Private Limited.	The Counsel for Complainant present. The Counsel for Respondent present and filed Counter Affidavit along with typed set documents and served copy to the Counsel for Complainant. Posted to 02.04.2025 for filing proof affidavit by the Complainant.

21	143/2024	Lemongraz Apartment Owners Association	M/s.Ramky Wawoo Developers Private Limited.	<p>The Counsel for the Complainant present. The Counsel for Respondent present and filed Counter Affidavit along with typed set document by serving copy to the Counsel for the Complainant. The cost Memo also filed by the Respondent is recorded.</p> <p>The Complainant Counsel submitted that the core issue is non delivery of amenities and that there is an issue in the fire fighting system and issue of renewal of fire license by the department.</p> <p>The Authority directs the Registry to nominate Er. M. Krishnamoorthy, Executive Engineer (Retd.), PWD to inspect the project site with reference to the deficiencies pointed out in the fire safety system by the Counsel for the Complainant Association and other defects pointed out by the Complainant.</p> <p>The independent engineer will be paid a honorarium of Rs.30,000/- inclusive of travel expenses for this assignment which will be borne by both the complainant and the Respondent equally.</p> <p>This Authority directs both the parties to deposit Rs.15,000/- each with this Authority on or before 26.03.2025. On receipt of payment from the parties, the Authority shall assign the inspection work to the independent Engineer who in turn informs both the parties before one week prior to the date of inspection and the independent Engineer will inspect the project site and submit his report on or before 09.04.2025.</p> <p>The Complainant is directed to file proof affidavit and Rejoinder to the Counter filed by the Respondent, if any. Posted to 30.04.2025.</p>
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22	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 Respondents-4 to 6 called absent. The Respondent-7 present. The Counsel for the Respondents-1 to 3 filed an e-mail communication to the Execution Petitioners stating that the registration process can be completed before end of April. The Counsel for the Respondents also submitted that the matter is settled. Posted to 30.04.2025 for reporting settlement finally.
23	E.P.No.005/2024 in C.No.226/2021	M/s Raman Vihar Apartments Owners Association	M/s AWHO South Hutments	The representing Counsel for the Execution Petitioner present and seeks time to file their response to the Compliance Affidavit filed by the Respondent. The Counsel for the Respondent present The Authority directed the Counsel for the Execution Petitioner to file their response, by serving copy to the Respondent. Posted to 23.04.2025 for filing response by the Complainant on the compliance affidavit finally.
24	155/2024	Vasa Siva Naga Ganesh Kumar	M/s.Malles Constructions Pvt.Ltd	The Complainant party in person present The Counsel for Respondent present and filed IA on the maintainability. The Authority directs the Registry to number it, if it is in order. The Authority directs the Respondent to file Counter on the main complaint by serving copy to the Complainant. The Authority also directs the Complainant to file their response, if any, on the IA filed by the Respondent. Posted to 30.04.2025.

25	069/2024	M. Ananda Priya & 28 Others	Malles Constructions Pvt. Ltd.	The Counsel for Complainants present The Counsel for Respondent present and submitted that the matter in the same issue in CMSA before the Hon'ble High court of Madras is still pending and seeks adjournment. Adjourned to 11.06.2025 for further proceedings.
26	93/2024	1) Dr. Jyothi Pramod 2) Dr. Arcot Pramod Roy	M/s.Vencer Projects Rep by Authorised Partners 1.Mr.Diwakar Narasimhan 2.Mr.K.Ravi 3.Mrs.Devipriya	The Complainants party in person present and filed written notes of arguments along with typed set documents by serving copy to the Counsel for Respondent-1 and the Counsel for Respondent-2 & 3. The representing Counsel for Respondent-1 present and seeks time to file their response. The Counsel for Respondents-2 & 3 present. The Authority directs the Respondent-1 to file their response on the written submission of arguments filed by the Complainant within one week i.e. on or before 19.03.2025 with the registry by serving copy to the Complainant through RPAD. Posted to 16.04.2025 for filing response by the 1st Respondent.
27	S.R.No.1107/2024	Hitesh Nahar	1.SPR construction Private Limited 2.HDFC Bank Limited 3.S.Selvakumar	The Counsel for the Petitioner present. The Authority heard the petitioner Reserved for orders on the Maintainability
28	S.R.No.1360/2024	1.Sudarsanan 2.Vasantha sudarsanan 3.Nandhini samay	1.SPR construction Private Limited 2.HDFC Bank Limited 3.S.Selvakumar	The Counsel for the Petitioner present. The Authority heard the petitioner Reserved for orders on the Maintainability.

29	E.P.No.21/2024 in C.No.30/2022	Karicheti Raghava Rao	Casa Grande Home Private Limited	The Counsel for the Execution Petitioner present. The Counsel for Respondent present and submitted that they are not able to allot car parking and in lieu of that they are willing to compensate by way of some settlement. The Counsel for Complainant submitted that they will have to get instruction from his client. The matter is adjourned to 30.04.2025 for reporting settlement or for arguments finally.
30	E.P.No.34/2023 in C.No.222/2021	Casagrاند Smart Town Buyers & Owners Association	1) M/s. Casa Grand Civil Engineering Pvt. Ltd. 2) M/s. Grace Gated Community LLP	Both the Counsel for the Execution Petitioner and Counsel for the Respondents present and submitted that there is a negotiation between the parties towards settlement. Posted to 04.06.2025 for reporting settlement or for arguments.
31	E.P. No.18/2024 in C.No.44/2022	Casagrاند Smart Town Buyers & Owners Association	1) M/s. Casa Grand Civil Engineering Pvt. Ltd. 2) M/s. Grace Gated Community LLP	Both the Counsel for the Execution Petitioner and Counsel for the Respondents present and seek time to report settlement. Posted to 04.06.2025 for reporting settlement.
32	C.No.080/2024	M/s Casagrاند Smart Town Buyers & Owners Association	1) M/s Casa Grande Civil Engineering Private Limited 2) M/s Grace Gated Community LLP	Both the Counsel for the Execution Petitioner and Counsel for the Respondents present and seek time to report settlement. Posted to 04.06.2025 for reporting settlement.
33	87/2023	Casa Grande Pavilion Owners Association	Casa Grande Builder Private Limited	The Counsel for Complainant Association present and filed additional written submission. The Counsel for the Respondent present and seeks time to make arguments and for filing written submission of arguments. The Authority posted to 02.04.2025 further arguments and for filing written submission of arguments finally by Respondent.

34	E.P.No.14/2024 in C.No.113/2022	Tmt. M. Mahalakshmi	M/s. Arun Excello Homes Pvt. Ltd. Represented by its Managing Director	Both the parties called absent. The Authority posted this hearing for arguments. Therefore, the case is adjourned to 11.06.2025 for arguments by both the parties finally.
35	86/2024	1) Brajesh Khanna 2) Sujata Mody	VGN Property Developers Pvt. Ltd.	The Counsel for Complainants present The Counsel for the Respondent present Both the Counsels reported that settlements talks are still going on between the parties and the matter is going to be settled shortly and seeks time for reporting settlement. Posted to 04.06.2025 for reporting settlement or for arguments finally.
36	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 Counsel for Respondents present and filed written submission of arguments by serving copy to the complainants The cost imposed by this Authority has not been paid and hence the Authority directs the Respondent to pay the cost of Rs.2,500/- to be paid to CM Relief Fund and file memo of compliance in the Registry within one week from today i.e. on or before 19.03.2025. Reserved for orders.