

**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 19-02-2025**

<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	143/2024	Lemongraz Apartment Owners Association	m/s.Ramky Wawoo Developers Private Limited.	The Counsel for the Complainant present. The Counsel for Respondent present and seeks time to file Counter. The Authority directs the Counsel for the Respondent to file Counter on or before 05.03.2025 with cost Rs.2500/- to be paid to the CM Relief Fund and file Memo to this effect with the Registry. Posted to 12.03.2025.
2	144/2024	1.Mr.V.Bragadheesh 2.Mrs.B.Rama	M/s.Code	The Counsel for the Complainants present. The Counsel for Respondent present and seeks time to file Counter.
	145/2024	1.Mr.B.Gobalakrishnan 2.Mrs.Hema Venkata	M/s.Code	The Counsel for Complainants submitted that there are cracks in the apartments and seeks direction to the Respondent to rectify the same. The Authority directs the Respondent to rectify the defects as stated by the Complainant immediately and report compliance on or before next hearing.
	146/2024	Mr.Jayasankar Ramanathan	M/s.Code	The Authority also directs the Respondent to file Counter on or before next hearing by serving copy to the Counsel for the

	147/2024	Mr.Sivaraman Ramanathan	M/s.Code	Complainants. Posted to 19.03.2025 for reporting compliance and for filing Counter by the Respondent.
3	154/2024	1.Mr.S.R.Ram Charan 2.Mrs.Ragapriya Ram Charan	M/s.Code	The Counsel for the Complainants present. The Counsel for Respondent present and seeks time to file Counter. Posted to 19.03.2025 for counter by Respondent finally.
4	146/2023	Mrs.Suganthi Ravi	M/s.Code	The Counsel for the Complainants present. The new Counsel M/s. Sri & Shankar Associates for Respondent present and filed change of vakalat. Posted to 19.03.2025 for counter by Respondent.
5	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 for Respondents present and filed vakalat along with IA petition for maintainability by serving copy to the Complainants Counsel. Posted to 26.03.2025 for Counter by the Complainants to the IA petition for maintainability filed by the Respondent.
6	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 Respondents called absent. The Counsel for the Complainant submitted that the issue is settled between the parties and has made endorsement in the Form-M stating that the issue is settled and the complaint may be closed. Recording the above settlement, this Complaint is closed as settled.

7	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 Respondent called absent. During last hearing also the Respondent was absent. Therefore, the Authority imposes cost of Rs.5000/- to be paid the CM Relief Fund and file a Memo of compliance with the Authority and also to file Counter finally. Posted to 26.03.2025 for Counter by Respondent finally.
8	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 Execution Petitioner called absent The Counsel for the Respondents present and filed Memo stating that they have filed a recall application of order passed in Appeal No.24/2022 before the Hon'ble TNREAT and the same is at the numbering stage. Therefore, the case is adjourned to 26.03.2025.
9	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 present and filed Affidavit of Service. The Counsel for Respondents-1 and 2 present and undertake to file vakalat for Respondents-3 & 4. The Counsel for 5th Respondent present and again seeks time to file Counter. The Authority imposes cost of Rs.2500/- on the 5th Respondent to be paid to CM Relief Fund and file a Memo of compliance with the Authority. Posted to 26.03.2025 for filing vakalat by Respondents-3 & 4 and Counter by Respondents-1 to 5 finally.
10	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 Respondent called absent. The Counsel for the Execution Petitioner seeks time to get instruction from his client. The case is adjourned to 26.03.2025 finally for reporting settlement or filing Compliance report by the Respondent.

11	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 The Counsel for Respondent-1 present. The Counsel Mr.P.Sivaprakash for the proposed impleading Respondent-2 to 4 present and undertook to file vakalat and Counter. Posted to 26.03.2025 for filing vakalat and counter by the proposed Respondent-2 to 4.
12	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 and filed Rejoinder by serving copy to the Counsel for the Respondent. The Counsel for the Complainant seeks time to file additional documents. Posted to 02.04.2025.
13	286/2021	The Metrozone Apartment Owners Association	Ozone Projects Pvt Ltd	The Counsel for Complainant present and filed Affidavit of Service to the Respondent. The Counsel for the Respondent present. The Counsel for the Complainant again seeks time to file Rejoinder to the Compliance Memo filed by the Respondent. Posted to 02.04.2025 finally for filing Rejoinder by the Complainant.

14	E.P.No.33/2024 in C.No.26/2022	M/s.Five Mount Villa Owners Welfare Association	1. M/s. Bahri Estates Pvt.Ltd 2. M/s. Bahri Realty Management Services Pvt Ltd.,	<p>The Counsel for Execution Petitioner present. The Counsel for the Respondent present. The Authority noted that the Counter to the Impleading Petition has not been filed by the Execution Petitioner and the Counter to the main Petition has not been filed by the Respondents. Therefore, the Authority directs the Execution Petitioner to file Counter to the impleading petition filed by the Respondents by serving copy to the other side within two weeks i.e. on or before 05.03.2025. The Authority also directs the Respondents to file response to the Affidavit filed by the Execution Petitioner along with Compliance Affidavit to the main petition by serving copy to the other side within two weeks i.e. on or before 05.03.2025. Posted to 02.04.2025 finally for arguments on the impleading petition.</p>
15	C.No.001/2024	1) Thiru P. Nagarajan 2) Thiru K.P. Loganathan	M/s. Manju Foundations Private Limited Represented by Vidhya	<p>The Counsel for Complainants present. The Counsel for the Respondent present and again seeks time to file Counter in the IA filed by the Complainant. Posted to 26.03.2025 finally for filing Counter in the IA by the Respondent.</p>
16	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	<p>The Counsel for Complainants present. The Counsel for the Respondent present and again seeks time to make arguments Posted to 26.03.2025 for arguments by both the parties finally.</p>

17	E.P.No.008/2024 in C.No.54/2023	Harisri Flat Owners Welfare Association, Chitlapakkam	1) M/s. Stepsstone Promoters Pvt. Ltd. Represented by its Managing Director Thiru K. Mothish Kumar 2) Tmt. P. Maruthambal @ Maruthammal 3) Tmt. K. Indirani	The Counsel for the Execution Petitioner present. The Counsel for Respondents-1 and 3 present and filed a Memo for having deposited a Demand Draft for Rs.70,000/- towards penalty imposed by this Authority vide its order dated 30.10.2023 in C.No.54/2023, before the Registry of this Authority which is recorded. The Registry also confirmed the receipt of the above Demand Draft. Regarding the compound wall issues the Counsel for the Respondent submitted that the same is complied as per the direction of this Authority which is also confirmed by the Counsel for the Execution Petitioner. Posted to 26.03.2025 for reporting compliance of the other directions ordered in C.No.54/2023 during next hearing by the Respondents.
18	142/2024	Casagrand Cresendo Apartment Owners Association	M/s.Dawning Developers LLP.	The Counsel for the Complainant present. The Counsel M/s. Ganesh and Ganesh for Respondent present and filed vakalat. At the request of the Respondent Counsel posted to 02.04.2025 for filing Counter finally.
19	003/2024	Shivkumar Mahalingam	1)Poomalai Housing Pvt. Ltd.	The Counsel for the Complainants resent The Counsel for Respondents-1 to 3 present The Respondent-7 called absent Respondents-4, 5 & 6 already set ex-parte The Counsel for Complainants again seeks time to file Counter in IA on the maintainability filed by the Respondent. Posted to 02.04.2025 for filing Counter by the Complainants on the maintainability petition finally.
	004/2024	N. Mohan	2)V.Murugan 3)Deepa Murugan 4)M/s.Alpha Beta Developers	
	005/2024	K.P. Ganesh Rao	5)M/s.Brios Properties Private	
	015/2024	Umaa Badrinarayanan	Limited.	
	016/2024	K.S.Ranga Rao	6)S.Balasubramanian	
	017/2024	R.Jyothi	7)S.M.Kumar	
	018/2024	S.Sainathan		

20	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 already sought dismissal of the complaint since the Complainants were absent consecutively in the hearings on 10.07.2024, 28.08.2024, 13.11.2024 and 08.01.2025. The Authority posted today for dismissal of the complaint. As the complainant called absent today, the Authority dismissed the complaint for non prosecution.
21	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. At the request of the Counsel for the Complainant adjourned to 09.04.2025 for arguments by both the parties finally.
22	87/2023	Casa Grande Pavilion Owners Association	Casa Grande Builder Private Limited	The Counsel for Complainant Association present. The Counsel for the Respondent present and stated that they have received the additional written submission from the Complainant and seeks two weeks time for arguments. At the request of the counsel for the Respondent, the case is adjourned to 12.03.2025 for arguments by both the parties finally.
23	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 The Respondent-3 called absent. The Authority heard the parties and directed the Counsel for Respondent to file copy of orders of NGT cited during the hearing. The Authority also directs the Counsel for Complainant to take private notice to Respondent-3 and file proof of service with the Authority. Posted to 09.04.2025 for arguments on IA finally.

24	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 At the request of the Counsel for Respondent-1 the case is posted to 09.04.2025 for arguments finally.
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 present. The Counsel for the Respondent present and wants to file additional documents which they shall file by serving copy to the Complainants through RPAD and file proof of service with the Authority. Posted to 09.04.2025 for arguments finally.
26	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 representing Counsel for Respondent present and seeks time to make arguments. At the request of the Counsel for the Respondent the case is adjourned to 02.04.2025 for arguments finally.
27	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 Respondent 2 called absent The Counsel for the Respondent-1 shown the draft settlement copy and seeks adjournment for reporting settlement. The Counsel for the Complainant seeks time to get instructions from the Complainant. The Authority directs the Counsel for Respondent to share the copy of the proposed settlement with the Complainant and file it with the Registry duly signed by both the parties in case of settlement reached. Posted to 19.03.2025 for reporting settlement or for arguments finally.



28	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 IA for inspection of his apartment. The Counsel for the Respondent filed written submission of arguments with copy served on the Counsel for Complainant. The Authority directs the Registry to number the IA. if it is in order. Posted to 02.04.2025.
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