

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 19-03-2025

Sl.N o.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1	C.No.008/2025	1)Thiru B. Sivakumar 2)Tmt. V.V. Malinee	M/s. Fortunes Abodes Pvt. Ltd. Rep. by its Director, Thiru Va. Rohit Raj Kumar	Complainants party in person present. The Counsel M/s.Ganesh and Ganesh for Respondent present and undertakes to file vakalat. Posted to 30.04.2025 for vakalat and Counter by Respondent.
2	E.P.No.001/2025 in C.No.255/2021	Sreshta Retreat Apartment Owners Association (SRAOA) Represented by its Secretary Thiru Sathyanarayanan. B.	M/s. Sumanth & Co. Rep. by its Managing Partner Thiru Sumanth Subramanian	The Counsel for the Execution Petitioner present. The Counsel M/s. Sri Shankar Associates for Respondent present and undertakes to file vakalat. Posted to 30.04.2025 for filing vakalat and Counter by Respondent.
3	E.P.No.002/2025 in C.No.003/2023	Tmt. K. Meenakshi, Engineer, Proprietor M/s. Guna Constructions	Tmt. Latha Srinivasan	The Counsel for the Execution Petitioner present and filed IA application for impleading proposed 2nd Respondent. The Respondent called absent. The Execution Petitioner is directed to take private notice to Respondent and file proof of service with the Registry. Posted to 30.04.2025.
4	165/2024 166/2024	P.Margret Sivathath	Thiru N. Sivarajan M/s. Sri Narayana Foundation Real Agencies	The Counsel M/s. S.G. Socrates for Complainants present and filed vakalat in respect of C.Nos.166/2024 to 169/2024 and undertakes to file vakalat for C.No.165/2024.

	167/2024	R.Poomalai		The Counsel M/s. Senthilnathan for Respondent present and undertakes to file vakalat. Posted to 30.04.2025 for filing vakalat and Counter by the Respondent.
	168/2024	R.Rajendran		
	169/2024	A.Malini		
5	175/2024	S.Ramayee	Thiru N. Sivarajan M/s. Sri Narayana Foundation Real Agencies	The Counsel M/s. S.G.Socrates for Complainants present and filed vakalat for C.Nos.175, 178 to 189, 191, 193 to 198 of 2024 and undertakes to file vakalat for C.Nos.190, 192 and 199 of 2024. The Complainants in C.Nos.176 and 177 of 2024 called absent. The Counsel M/s.S.Senthilnathan for Respondent present and undertakes to file vakalat. Posted to 30.04.2025 for filing vakalat and Counter by Respondent.
	176/2024	P.Stalin		
	177/2024	P.Srinivasan		
	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		

6	E.P.No.009/2024 in C.No.010/2023	1.M.Krishnakumar 2.Mrs.Anitha .K	Tamil Nadu Teachers Housing Welfare Trust	<p>The Counsel for the Execution Petitioners present and filed Counter to the EA No.22/2024 for maintainability filed by the Respondent.</p> <p>The Counsel for the Execution Petitioners also submitted that the Respondent has not complied with the orders of this Authority to file an affidavit furnishing the details of movable and immovable assets of the Respondent Trust.</p> <p>The Respondent called absent.</p> <p>The Authority directs that the office bearers of Respondent Trust to be present during next hearing along with details of movable and immovable assets of the Respondent Trust.</p> <p>Posted to 23.04.2025.</p>
7	170/2024	PBEL Panama &Siesta Apartment Owners Association, Rep by its Secretary	<p>1. INCOR Chennai Projects Two Private Limited, Rep by its Chairman & MD,Mr.Suryanarayana Reddy Pulagam.</p> <p>2.PBEL City Chennai Apartment Owners Association, Rep by its Secretary</p>	<p>The Counsel for Complainant present.</p> <p>The Respondent-1 called absent</p> <p>The Counsel for Respondent-2 present and seeks time to file Counter.</p> <p>The Authority directs that the Respondent-1 shall be represented either by the Respondent or through their Counsel during next hearing and in case of any lapse; the Respondent-1 will be treated as ex-parte.</p> <p>The Authority also directs the Respondent-1 to file vakalat and Counter on or before next hearing without fail.</p> <p>Posted to 16.04.2025 for filing vakalat and Counter by Respondent-1 and Counter by Respondent-2.</p>
8	171/2024	Mr.K.Suresh	<p>M/s.SPR & RG Constructions Pvt Ltd.</p> <p>Rep by its Directors, 1.Mr.Hitesh Kumar P.Kawad 2.Mr.M.G.Surendranath</p>	<p>The Complainant called absent.</p> <p>The Counsel M/s. A.Palaniappan for Respondents present and filed vakalat..</p> <p>Posted to 16.04.2025 for counter by Respondent.</p>

9	172/2024	M/s.Bhuvana Diamond Hill Apartment Owners Association, Rep by its President	M/s.Bhuvana Promoters, Rep by its Managing Partner, Mrs.G.Vallikannu	The Complainant called absent The Counsel for Respondent present and seeks time to file Counter. Posted to 16.04.2025 for filing counter by Respondent.
10	173/2024	1.Mr.Naveen Nathaniel 2.Dr.Prasanna Kumar Thomas 3.Mrs.Jean Sukeshini	M/s.Puravankara Limited. Rep by Mr.M.D.Sudhakar	The complainants called absent. The Counsel M/s.N.Dhanaraj for Respondent present and filed vakalat and Counter. The Authority directs the Respondent to serve copy of the Counter to the Complainants by RPAD and file proof of service with the Registry. The Authority also directs the Respondent shall maintain the status-quo of the property mentioned in the complaint till disposal of this case. Posted to 30.04.2025 for filing proof Affidavit by the Complainants.
11	174/2024	1.Mr.Ramkumar R.S. 2.Mrs.Rohini Bai Ram Kumar	M/s.Selene Estate Limited,	The Counsel for the complainants present and filed proof of service to the Respondent The Counsel M/s. P.C. Law Chambers for Respondent present and undertakes to file vakalat and Counter. Posted to 30.04.2025 for vakalat and Counter by Respondent.
12	E.P.No.34/2024 in C.No.18/2022	G.Baskaran	1) M/s. Optima Homes Pvt. Ltd. 2) Thiru P. Abhishek 3) Thiru S. Venkatesan 4) Thiru C. Shanthilal Jain (Died). 5) Tmt. Usha Kumari Rep. by their Power Agent M/s. Optima Homes Pvt. Ltd.	The Counsel for Execution Petitioner present. The Respondents called absent The Counsel for the Execution Petitioner filed proof of service to the Respondents wherein the private notice to Respondent-1 to 3 returned as "Left", and notice to Respondent-5 "Door Locked". Therefore, the Complainant is directed to take paper publication and file proof with the Registry. Posted to 30.04.2025.
13	138/2024	E.Rajagopalan	1.M/s.Puravankara Limited. 2.M/s.Provident Housing Ltd.	The Counsel for the Complainants present The Counsel for Respondents-1 and 2 present

	139/2024	R.Amshalakshmi Rep. By her power agent Thiru.S.Ramesh	3.Cosmo City Residents Welfare Association (CCRWA)	The Counsel for Respondent-3 present The Counsel for the Complainants already filed amendment petition with the Registry which is allowed. The Complainant is directed to file clean copy of APC by serving copy to the Respondents. At the request of the Counsel for the Respondents, posted to 30.04.2025 for filing Counter by all the three Respondents.
	140/2024	K.Gopalan		
	141/2024	S.Narayanan		
14	E.P.No.01/2023 In C.No.279/2021	M/s. Palm Flat Owners Welfare Association (POWA)	M/s. Alliance Projects	The Complainant called absent The Respondent called absent The case is adjourned to 11.06.2025 for status of CMSA.
15	C.No.036/2024	Puthuthamarai patti Garden Villas Owners and Residents Welfare Association (VNCT GVORW Association)	M/s. St. Angelo's VNCT Ventures LLP (Formerly known as VNCT Ventures LLP)	The Counsel for the Complainant present and filed the current status of the Complainant Society by serving copy to the Counsel for the Respondent. The Counsel for the Respondent present and filed DTCP approval documents by serving copy to the Counsel for the Complainant. Regarding the status of Form-C application filed by the Respondent, the Registry reports that the Form-C application is under process. The case is adjourned to 30.04.2025.
16	E.P.No.29/2024 in C.No.145/2022	M/s. Shubham Residents Welfare Association(SRWA)	1.M/s. Ashiana Housing Ltd, 2.M/s. Escapade Real Estate Pvt.Ltd, 3.M/s. Ashiana Maintenance Services LLP	The Counsel for the Execution petitioner present. The Counsel for Respondents-1 and 3 present and seeks time to file Counter in EA No.16, 17 & 18 of 2024 filed by the Execution Petitioner and Compliance Affidavit in the EP. The Counsel for Respondent-2 present and submitted that they have no say in this proceeding. Posted to 16.04.2025 for filing Counter in EAs and Compliance Affidavit in EP by the Respondents-1 to 3. No more adjournment.
	E.P.No.30/2024 in C.No.145/2022	M/s. Shubham Residents Welfare Association(SRWA)	1.M/s. Ashiana Housing Ltd, 2.M/s. Escapade Real Estate Pvt.Ltd, 3.M/s. Ashiana Maintenance Services LLP	

17	E.P.No.32/2024 in C.No.36/2023	M/s. Villa Viviana Residents Association (VVRA)	1) M/s. Escapade Real Estate Pvt. Ltd. 2) M/s. Arihant Foundations and Housing Ltd.	The Counsel for Execution petitioner present and filed affidavit of service to Respondent-2. The Counsel for Respondent-1 present and filed Common Counter Affidavit by serving copy to the Counsel for the Execution Petitioner. In the previous hearing it was mistakenly recorded that a Counsel from M/s. Agam Legal undertook to file vakalat for Respondent-2. The Respondent-2 called absent. Hence, treated ex-parte. Posted to 16.04.2025 for arguments.
18	C.No.130/2024	Mantri Signature Villa Owners Association	M/s. Buoyant Technology Constellations Pvt. Ltd.	The Counsel for Complainant present. The Counsel for IRP present and seeks adjournment as the case is pending before NCLT and awaits further proceedings. The Authority adjourned the case to 11.06.2025.
19	119/2023	Peal Beach Plot Owners Association	1) M/s. Pearl Beach Promoters Pvt. Ltd.& 5 Others.	The Counsel for Complainant present and filed amended Complaint and represented that they have already served copy of the amended Complaint to the Respondents. The Respondents-1 to 5 called absent. The 6th Respondent called absent. Posted to 30.04.2025 for arguments by all the parties.
20	144/2024	1.Mr.V.Bragadheesh 2.Mrs.B.Rama	M/s.Code	The Counsel for Complainants present. The Counsel for Respondent present. The Counsel for the complainants submitted that the cracks and other defects reported already have not been rectified by the Respondent till date. Also, the Counsel for the Complainants submitted that they have received e-mail communication dated 25 and 26th February, 2025 from the Respondent informing that the sale deed for UDS will be registered on 18th or 19th March, 2025 but no action is taken by them to execute the sale deed for UDS.
	145/2024	1.Mr.B.Gobalakrishnan 2.Mrs.Hema Venkata	M/s.Code	

	146/2024	Mr.Jayasankar Ramanathan	M/s.Code	<p>The Authority directed the Respondent to rectify the defects as stated by the Complainants and also to execute the sale deed for UDS in favour of the Complainants and report compliance on or before 02.04.2025.</p> <p>The Authority also directs the Respondent to be present personally during next hearing without fail.</p> <p>Posted to 02.04.2025 for personal appearance of the Respondent and Counter finally.</p>
	147/2024	Mr.Sivaraman Ramanathan	M/s.Code	<p>The Authority directed the Respondent to rectify the defects as stated by the Complainants and also to execute the sale deed for UDS in favour of the Complainants and report compliance on or before 02.04.2025.</p> <p>The Authority also directs the Respondent to be present personally during next hearing without fail.</p> <p>Posted to 02.04.2025 for personal appearance of the Respondent and Counter finally.</p>
21	154/2024	1.Mr.S.R.Ram Charan 2.Mrs.Ragapriya Ram Charan	M/s.Code	<p>The Counsel for Complainants present.</p> <p>The Counsel for Respondent present.</p> <p>The Authority directs the Respondent to be present personally during next hearing without fail.</p> <p>Posted to 02.04.2025 for personal appearance of the Respondent and Counter finally.</p>
22	146/2023	Mrs.Suganthi Ravi	M/s.Code	<p>The Counsel for Complainants present.</p> <p>The Counsel for Respondent present.</p> <p>The Authority directs the Respondent to be present personally during next hearing without fail.</p> <p>Posted to 02.04.2025 for personal appearance of the Respondent and Counter finally.</p>

23	95 to 105/2024	Shriram Properties Limited	1) Anugraha Real Value Services (Chennai) 2) Cybercity Mangadu Project Pvt. Ltd.	The Counsel for Complainants present. The Counsel for Respondents present The counsel for the Complainants submitted that the sale deed has not been registered since the Writ Petition No.3738/2025 is pending before the Hon'ble High Court of Madras. The Authority directs the Respondent-1 to file an Affidavit enclosing the copy of Writ Petition No.3738/2025 with the Registry to ascertain on what grounds the Writ Petition is filed by the 2nd Respondent. Posted to 30.04.2025.
24	C.No.019/2023	AL. Meenakshi Sundaram & 34 Others	M/s. Shriprop Structures Pvt. Ltd. Rep. by its Directors & 2 Others	The Counsel for Complainants present in both the cases. The Counsel for Respondent-1 present in both the cases. The representing counsel Mr. Hemanthkumar appeared on behalf of the Counsel on record for Respondent-2. The new Counsel M/s. Rajesh appeared and wants to file change of vakalat for Respondent-2. Therefore, the Authority directs both the 2nd Respondent and the Counsel on record for 2nd Respondent to be present during next hearing along with election proceedings conducted for electing the concerned Secretary for 2nd Respondent herein M/s. Shriram Shankari Flat Owners Welfare Association. Respondent-3 called ex-parte. Posted to 04.06.2025.
25	C.No.139/2023	S. Venkateswaran & 5 Others		

26	E.P.No.03/2023 in C.No.119/2020	Shriram Shankari Flat Owners Welfare Association (SSFOWA) Rep. by its Secretary/Authorised Signatory Thiru P. Ganesh Kumar	1)M/s. Shriprop Structures Pvt. Ltd. Rep. by its Directors 2)Shriram Shankari Apartment Owners Association Rep. by its Secretary	The representing counsel Mr. Hemanthkumar appeared on behalf of the Counsel on record for Execution Petitioner. The new Counsel M/s. Rajesh appeared and wants to file change of vakalat for Execution Petitioner. The Counsel for Respondent-1 present. The 2nd Respondent called absent. The Counsel for the 3rd party petitioner present Therefore, the Authority directs both the Execution Petitioner and the Counsel on record for Execution Petitioner to be present during next hearing along with election proceedings conducted for electing the concerned Secretary for Execution Petitioner herein M/s. Shriram Shankari Flat Owners Welfare Association. Posted to 04.06.2025.
27	E.P.No.23/2024 in C.No.62/2023	Karthikeyan Chandrasekaran	Casa Grand Builder Private Ltd	The Counsel for the Execution Petitioner present. The Counsel for the Respondent present and undertook to settle the issue on or before 26.03.2025. The case is adjourned to 26.03.2025 for reporting settlement or for arguments finally. No more adjournment.
28	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 the Complainant submitted that they have received the draft MOU copy and seeks time to get instructions from the Complainant. Posted to 04.06.2025 for reporting settlement or for arguments finally.

29	121/2023	R. Jagan Kumar	Selene Estate Limited	Both the Counsel for the Complainant and the Counsel for Respondent present and filed written submission of arguments by exchanging the written submissions between them. The Counsel for the Respondent undertakes to handover the possession to the Complainant by June, 2025. The Complainant Counsel also agreed to the same. Adjourned to 11.06.2025.
30	E.P.No.50 of 2023 in C.No.62/2022	Tvl. Somya Preeti Jena	M/s. Selene Estates Limited Represented by its Authorised Signatory Thiru G. Natarajan	The Counsel for the Execution Petitioner present. The Counsel for the Respondent present and again filed some photos in support of having done some pending works by the Respondent and submitted that the flat is almost ready and some minor works are remaining to be completed and seeks time to report compliance. The Authority directs the Respondent to complete whatever the pending works within 2 weeks from today i.e. on before 02.04.2025. If the Respondent does not complete the pending works within 2 weeks, the Authority will levy penalty for every day till the orders of this Authority is complied with. Posted to 02.04.2025.

31	E.P.No.55/2023 in C.No.88/2022	Thiru K.Shiva Sai	<p>1) M/s. Radiance Realty Developers India Ltd. Represented by its Managing Director/ Chief Executive Officer</p> <p>2) M/s. Radiance Facility Management Services Pvt. Ltd., Represented by its Managing Director/Chief Executive Officer</p> <p>3) M/s. Radiance Icon Owners Association(RIOA) Represented by its President/Secretary/EXCOM</p>	<p>The Counsel for Execution Petitioner present and made arguments.</p> <p>The Counsel for Respondents-1 & 2 present and seek time to make arguments.</p> <p>Respondent-3 already set ex-parte.</p> <p>Adjourned to 26.03.2025 for arguments by Respondents-1 & 2 finally.</p>
32	89/2024	Prestige Silver Springs Villa Owners Association	<p>1) Prestige Southcity Holdings</p> <p>2) Ratnavara Developers LLP</p>	<p>The Counsel for Complainant present and seeks time to make arguments.</p> <p>The Counsel for 1st Respondent and the Counsel for the 2nd Respondent present.</p> <p>Adjourned to 09.04.2025 for arguments.</p>

33	I.A.No.19/2025 in C.No.119/2024	Thiru M. Marudhachalam	M/s. Harish Builders Represented by its Proprietor Thiru A.S. Venkateswaran	<p>The Counsel for Complainant along with Complainant present. The Counsel for Respondent present and filed copies of 4 agreements made with 4 allottees other than landowners and also submitted that they will settle the car parking issue and execute the Rectification Deed in respect of the 4 allottees. The Authority directs the Respondent to file copy of Rectification Deeds and hand over possession of the apartment to the complainant in as is where condition as agreed by the Complainant.</p> <p>The Complainant is directed to take possession of his apartment without prejudice to his rights in this complaint.</p> <p>Posted to 30.04.2025.</p>
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