

BEFORE THE TAMIL NADU REAL ESTATE REGULATORY AUTHORITY (TNRERA)

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

Adv. M.Krishnamoorthy, Member

Calling: 03.00 P.M

LIST OF CASES HEARD ON 22-01-2025

Sl.No.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1	C. No. 60/2023	M/s. BPCL Staff Residence Welfare Society Rep. by its Secretary, Thiru Ezhilan	1) M/s. Lakshmi Royal Home Constructions Thiru P. Nithin 2) Thiru P. Nithin 3) Thiru D.V. Sudhakar 4) M/s. Lakshmi Royal Home Constructions LLP 5) M/s. Capri Global Capital Limited 6) M/s. Axis Bank 7) Thiru T. Naveen 8) M/s. HDFC Bank	The Complainant Counsel present. The Counsel for Respondents-1 to 4 and 7 present The Counsel for Respondent-5 present. The Counsel for Respondent-8 present All other Respondents absent. The Counsel for Complainant filed written submission of arguments by serving copy to the other side which is recorded. The Counsel for the Respondents-1 to 4 and 7 filed additional typed set papers by serving copy to the other side which is recorded. The Counsel for the Complainant submitted that the Respondent has changed the builder without the consent of the allottees. The Authority takes serious view on this issue and directed the Respondent to take all possible steps to settle the issues amicably. The Authority also directs the Respondents to file Counter on the impleading petition filed by the Complainant. The Authority directs the 3rd Respondent Mr.D.V.Sudhakar to be present during next hearing or he shall authorise a responsible person who can take decision in this issue. The Authority heard all the parties and posted to 21.02.2025.

2	RCP.115/2024	SVS. Prabhakar Sastry	R1. M/s. Lakshmi Royal Home Constructions., R2. M. Rajasekar Reddy R3. P. Nithin R4. D.V. Sudhakar R5. M/s. Lakshmi Royal Home Constructions LLP., R6. T. Naveen	The Counsel for complainant present. The Respondents R1, R2, R3 absent. The Respondents R4, R5, R6 present. The complainant is directed to take private notice to R1, R2, R3 and file proof of service for the same. Posted to 21.02.2025.
3	RCP.116/2024	1. N. Karunakaran 2. K. Malarkodi	R1. M/s. Lakshmi Royal Home Constructions., R2. M. Rajasekar Reddy R3. P. Nithin R4. D.V. Sudhakar R5. M/s. Lakshmi Royal Home Constructions LLP., R6. T. Naveen	The Counsel for complainant present. The Respondents R1, R2, R3 absent. The Respondents R4, R5, R6 present. The complainant is directed to take private notice to R1, R2, R3 and file proof of service for the same. Posted to 21.02.2025.
4	RCP.127/2024	1. R. Sarath Chandrasiva 2. S. Rahika	R1. M/s. Lakshmi Royal Home Constructions. R2. P. Nithin R3. D.V. Sudhakar R4. M/s. Lakshmi Royal Home Constructions LLP., R5. T. Naveen	The Counsel for complainant present. The Respondents R1 and R2 absent. The Respondents R3 to R5 present. The complainant is directed to take private notice to R1 and R2 and file proof of service for the same. Posted to 21.02.2025 for filing Counter by Respondents-3 to 5.
5	RCP.128/2024	D. Hemanth Kumar	R1. M/s. Lakshmi Royal Home Constructions. R2. P. Nithin R3. D.V. Sudhakar R4. M/s. Lakshmi Royal Home Constructions LLP., R5. T. Naveen	The Counsel for complainant present. The Respondents R1 and R2 absent. The Respondents R3 to R5 present. The complainant is directed to take private notice to R1 and R2 and file proof of service for the same. Posted to 21.02.2025 for filing Counter by Respondents-3 to 5.

6	RCP.132/2024	Thiagarajan Janakaraj	R1. M/s. Lakshmi Royal Home Constructions. R2. P. Nithin R3. D.V. Sudhakar R4. M/s. Lakshmi Royal Home Constructions LLP., R5. T. Naveen	The Counsel for complainant present. The Respondents R1 and R2 absent. The Respondents R3 to R5 present. The complainant is directed to take private notice to R1 and R2 and file proof of service for the same. Posted to 21.02.2025.
7	RCP.133/2024	S. Varadharajan	R1. M/s. Lakshmi Royal Home Constructions., R2. M. Rajasekar Reddy R3. P. Nithin R4. D.V. Sudhakar R5. M/s. Lakshmi Royal Home Constructions LLP., R6. T. Naveen	The Counsel for complainant present. The Respondents R1, R2, R3 absent. The Respondents R4 to R6 present and filed Counter which is recorded. The complainant is directed to take private notice to R1,R2, R3 and file proof of service for the same. Posted to 21.02.2025 for filing proof of service of private notice to R1, R2, R3 by the Complainants.
8	RCP.134/2024	1. Dinesh Chandra Siva 2. Pragnya Molahalli	R1. M/s. Lakshmi Royal Home Constructions. R2. P. Nithin R3. D.V. Sudhakar R4. M/s. Lakshmi Royal Home Constructions LLP., R5. T. Naveen	The Counsel for complainant present. The Respondents R1 and R2 absent. The Respondents R3 to R5 present. The complainant is directed to take private notice to R1 and R2 and file proof of service for the same. Posted to 21.02.2025.
9	149/2024	Mr.Mugundhine W/o.Vignesh Sampath, Door no.1915,F Block, Urbanrise Revolution One, Padur,Chennai-603 103.	1.M/s.Cyber city mangadu project private Limited. 2.M/s.Anugraha Real Value Services (Chennai) Pvt.Ltd. 3.M/s.Shriram Properties Limited.	The Counsel for the Complainant present. The Counsel M/s.Ananth Kumari for Respondent -1 present and undertakes to file vakalat. The Counsel M/s.Leela & Co. for Respondent-2 present and filed vakalat. The Counsel M/s.Namasivayam for Respondent-3 present and filed vakalat. Posted to 05.03.2025 for filing vakalat by Respondent-1 and for Counter by Respondents-1 to 3.

10	150/2024	Brigade Xanadu Aspiro Owners Association	M/s.Brigade Enterprises Limited	<p>The Counsel for the Complainant present.</p> <p>The Counsel M/s. Arjun suresh for Respondent present and filed vakalat.</p> <p>The Counsel for the proposed third party impleading petitioner present and filed IA in the Registry for impleading them as party to this proceedings.</p> <p>The Authority directs both complainant and the Respondent to file Counter to the IA filed by the proposed impleading petitioner and also Counter to the main complaint by the Respondent.</p> <p>Posted to 26.02.2025.</p>
11	151/2024	1.Mr.Logeswaran M. 2.Mrs. L. Sughashini	M/s.SPR Construction Pvt Ltd,	<p>The Complainants party in person present.</p> <p>The Counsel M/s. A. Palaniappan for Respondent present and filed vakalat.</p> <p>Posted to 05.03.2025 for filing Counter by the Respondent.</p>
12	152/2024	Kausik Rajamohan	1.Tamil Nadu Housing Board. 2.TNHB 117 Residency Flat Owners Welfare Association.	<p>The Counsel for the Complainant present.</p> <p>The Respondent called absent</p> <p>The Counsel for the Complainant seeks interim order restraining the Respondent from allotting the covered car parking to any of the owners till disposal of the complaint.</p> <p>The Authority restrains the Respondent from allotting car parking to any of the owners till disposal of this complaint and if any car parking is already allotted is also subject to the outcome of the C.No.152/2024.</p> <p>Posted to 05.03.2025.</p>
13	153/2024	1.Mr.Logeswaran Janardhanan 2.Mrs.Kokilavani Balachandran	M/s.Casagran Millenia Pvt.Ltd.	<p>The Counsel for the Complainants present.</p> <p>The Counsel M/s. Ganesh and Ganesh for Respondent present and undertook to file vakalat.</p> <p>Posted to 05.03.2025 for vakalat and counter</p>

14	154/2024	1.Mr.S.R.Ram Charan 2.Mrs.Ragapriya Ram Charan	M/s.Code	The Counsel for the Complainants present. The Counsel M/s. Sri and Shankar Associates for Respondent present and filed vakalat. Posted to 19.02.2025 for counter.
15	E.P.No.19/2021 in C.No.001/2020	Thiru K. Balasubramanian	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 absent. The Counsel for Respondents-3 and 4 represented that CMSA is still pending before the Hon'ble High Court of Madras. Hence, the case is adjourned to 12.03.2025.
16	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 Counsel for the Complainant present at the end of the hearing. The Counsel for Respondents-1 and 2 present . The Counsel for Respondent-3 present. Posted to 12.03.2025 for filing Counter finally by the Complainant on the maintainability petition filed by the Respondent-3.
17	C.No.154/2022	GVSPL Mahameru Apartment Owners Association	M/s. Green Valleys Shelters (P) Ltd.	The Counsel for Complainant M/s. Elamathy present and filed change of vakalat. The Counsel for IRP present Posted to 26.02.2025.
18	E.P.No.45/2023 in C.No.176/2021	Monitor Commercial (P) Ltd.	Lokaa Developers (P) Ltd.	The Counsel for the Execution Petitioner present The IRP absent.

	E.P.No.46/2023 in C.No.177/2021	Monitor Commercial (P) Ltd.		The Authority directs the Counsel for the Execution Petitioner to take private notice to IRP. The case is adjourned to 05.03.2025 for private notice to IRP.
	E.P.No.47/2023 in C.No.178/2021	Bright Star Texim and Finvest (P) Ltd.		
	E.P.No.48/2023 in C.No.179/2021	Shriniwasa Road Carriers (P) Ltd.		
19	C.No.134/2023	1) Thiru Michael Jackson Dhassiah 2) Tmt. Merrill Austin	1) M/s. Lokaa Developer Private Limited 2) Thiru L.K. Sudhish 3) Tmt. S. Poornajothi	The Complainant called absent Respondent-1 called absent The Counsel for the landowner Respondents-2 & 3 present During earlier hearing also the Complainant and the Respondent were absent. Hence, posted to 05.03.2025 for dismissal of the complaint.
20	C.No.035/2024	Thiru Ilango Shivaraman	1) The Managing Director Tamil Nadu Housing Board 2) The Chief Engineer (City) Tamil Nadu Housing Board 3) The Executive Engineer and Administrative Officer Nandanam Division Tamil Nadu Housing Board	The Counsel for the Complainant present The Counsel for Respondents present. Both the Counsels submitted that the inspection by the Engineer appointed by this Authority has inspected the site on two occasions. The Registry informed that the report from the Engineer is awaited. The Authority directs the Registry to send reminder for getting report from the Engineer. The Counsel for the Complainant needs to carry out certain works in his flat and sought permission of this Authority. Accordingly the Respondents are directed to permit the Complainant to do the works in his flats. Posted to 05.03.2025.

21	E.P.No.23/2023 in C.No.292/2021	Hiranandani Amalfi Owners Association Represented by is Secretary, Thiru Rajesh Mohan	M/s. Hiranandani Realtors Pvt. Ltd. Represented by its Director Thiru Surendra Lakhumal Hiranandani	The Counsel for Execution Petitioner present The Counsel for Respondent present. The amendment petition filed before the Registry by Execution Petitioner is not proper, hence, the Authority directs the Execution Petitioner to file proper amendment petition before the Registry by serving copy on the other side. Posted 05.03.2025.
22	R.C.P. No.11/2022	Thiru R. Raghavan	M/s. Shrushti Builders Represented by its Partner, Thiru Alexander	The Counsel for the Complainant present Respondent called absent. The Authority directs the Complainant to take private notice to the Respondent and file proof affidavit before this Authority. The case is adjourned to 05.03.2025.
23	022/2024	E.Nandakumar	M/s.RCC E Construct Private Limited	The Counsel for all the Complainants present Respondent called absent The Counsel for Complainants submitted that the issue is going to be settled in all the three cases and seeks time for adjournment. Posted to 05.03.2025 for reporting settlement finally.
	023/2024	M.Gautam		
	024/2024	K.Jaya		
24	006/2024	Manali Benefit fund Ltd	M/s.Sekar Constructions	The Counsel for Complainants present. The Respondent called absent. During last hearing also the Respondent was called absent The IA petition filed by Complainant in all the cases to receive additional documents is pending before this Authority. The Complainants are directed to take private notice to the Respondent and file proof affidavit before this Authority. Posted to 05.03.2025 for private notice to the Respondent by the Complainants.
	007/2024	1.C.Dinesh Kumar 2.C.Sathish Kumar		
	008/2024	R.Dilli Babu		
	009/2024	C.Kothandaraman		
	010/2024	1.Anjali Devi (Deceased) 2.K.R.Ramakrishnan		
	011/2024	T.M.Arjun (Deceased) 1.A.Indirakumari		

25	C.No.025/2024	1)Rahul Gupta 2)Bhupender singh	1)Evita Construction Pvt Ltd. 2)Lucifer construction Pvt Ltd.	The Counsel for Complainants present. The Counsel for Respondents present The Counsel for Complainant submitted that the settlement talks are still going on and seeks time for reporting settlement. Posted to 05.03.2025 for reporting settlement finally.
26	E.P.No.01/2024 In C.No.17/2023	Vetri Nagar Rich Land (Sulur) Members Welfare Association – Salem East	1. Vetri Nagar Real Estate P Ltd. 2. G. Srinivasan,Director Vetri Nagar Real Estate India Pvt.Ltd.	The Counsel for Execution Petitioner present The Respondents called absent. The Counsel for the Execution Petitioner submitted that the matter is settled between the parties before the mediation centre in the Hon'ble High Court of Madras. In this respect the judgment copy of the Hon'ble High Court of Madras in CMSA No.1/2024 dated 12.12.2024 was filed by Execution Petitioner during the hearing. Also the Execution Petitioner has made an endorsement in the Execution Petition stating that the issue is settled. Recording the above, the Authority closed this Execution Petition as "settled".
27	C.No.144/2020	S. Satheesh Kumar	Green Valleys Shelters (P) Ltd.	The Counsel for Complainant present The Counsel for IRP present and filed Counter Affidavit by serving copy to the Counsel for the Complainant. At the request of the Complainant, the case is posted to 05.03.2025 for arguments by both the parties.

28	C.No.90/2024	Vinu Priyanga. R	1) J.M. Ahmed Sirajuddin 2) Kidar Hussaini 3) J.M. Muneer Ahamed 4) J.M. Ibrahim	<p>The Counsel for Complainants present The Counsel for the Respondents present The Authority directs the Respondents to pay the cost Rs.3,000/- to each complainant instead of Rs.5000/- imposed by this Authority which was ordered in the previous hearing held on 20.11.2024 and the same is paid today to the counsels in open court. The Counsel for the Respondents filed Counter Affidavit along with annexures in respect of both the complaints and already served copy to the Complainants. The Counsel for the Complainant submitted that the Respondents have not complied with the directions of this Authority issued in the Day order dated 23.08.2024 to remove the CCTV camera which are intruding the privacy of the Complainants. The Authority directs the Respondents to comply with the directions already issued by this Authority to remove the CCTV camera which is fixed in the 2nd floor near the door step of the complainants flat within a week's time and report compliance before this Authority during next hearing. Posted to 05.03.2025.</p>
	C.No.91/2024	R. Anu Priyanga		
29	C.No.115/2024	Sky Dugar Apartments Owners Association	Dugar Housing Limited	<p>The Counsel for Complainant present. The Counsel for Respondent present and filed vakalat and Counter Affidavit along with typed set documents. The Respondent is directed to serve copy of the Counter along with typed set document to the Complainant by RPAD and file proof Affidavit. Posted to 05.03.2025 for arguments.</p>
30	111/2024	S. Rajaraman	1) Rajkham Infra Pvt. Ltd. 2) Shriram Housing Finance Ltd.	<p>The Complainants called absent. The Counsel for Respondent-1 present and seeks time to file vakalat and Counter.</p>

	112/2024	1) Sajith Menon K. 2) Nisha K.M.		The Counsel for Respondent-2 present and filed Counter Affidavit in respect of Complaint Nos.112 and 114/2024 which is recorded. The Complainant has to file withdrawal memo in respect of Complaint Nos.111/2024 and 113/2024 as represented by them during the last hearing held on 20.11.2024.The Authority directed the complainant to file withdrawal memo during next hearing for C.No.111/2024 and 113/2024. Posted to 12.03.2025 for vakalat and Counter finally by the 1st Respondent in C.No.112/2024 and C.No.114/2024.
	113/2024	1) Sai Krithika 2) S. Rajaraman		
	114/2024	1) K.K. Kumaran 2) K. Suganthi		
31	141/2023	Prachin Tie Up (P) Ltd.	SPR & RG Construction (P) Ltd.	The Counsel for the Complainants present. The Counsel for the Respondent present and filed Counter by serving copy to the Counsel for the Complainant. Posted to 26.02.2025 for arguments.
32	142/2023	Monitor Commercial (P) Ltd.	SPR Constructions (P) Ltd.	The Counsel for the Complainants present. The Counsel for the Respondent present and filed Counter by serving copy to the Counsel for the Complainants.
33	135/2023	Prachin Tie Up (P) Ltd.	SPR Constructions (P) Ltd.	Posted to 26.02.2025 for arguments.
34	C.No.027/2024	Aurum Villas Owners Association	1) Sylvanus Builders and Developers Ltd. 2) Pacifica (Chennai Project) Pvt. Ltd.	The Counsel for the Complainant present and filed Rejoinder to the Counter filed by the Respondent by serving copy to the Counter for Respondents. The Counsel for Respondent present. Posted to 05.03.2025 for arguments.

35	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. It is informed by the Registry that the inspection report from the concerned authorities are still awaited. The Authority directs the Registry to send reminder to the District Collector Chengalpattu for necessary instruction to the officials concerned for early inspection of the OSR area covering S.Nos.195/1B1, 197/ 1 & 2, 203/2, 208/1 and 225/1 and the land designated for Park in this project covering S.Nos.224/1A1, 224/3, 224/4, 224/1A2, 224/6A, 224/1B, 224/6B, 225/2, 226/2B and 226/3A of Ottiyambakkam Village, Tambaram Taluk, Chengalpattu District (formerly Kancheepuram District) already gifted by the Respondent in this Complaint 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. The above layout has been approved by CMDA vide CMDA layout PPD/LO No.36/2020 in Letter No.L1/19681/2018-19 dated 18.05.2020 and furnish report to this Authority within 3 weeks from today. Posted to 12.03.2025.</p>
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36	E.P.No.15/2024 in C.No.29/2023	Greens Apartment Owners Welfare Association- Jalladianpettai	1) Selene Estates Limited 2) India Bulls Real Estates Ltd. 3) Ozone Projects Private Limited	The Counsel for the Execution Petitioner present. The Counsel for Respondent-1 and 3 present. The Counsel for Respondent-2 present. The Execution Petitioner has already filed impleading petition. The Authority directs the Counsel for the Execution Petitioner to serve copy of the execution petition to the Respondent-2. The Authority directs the Counsel for the Respondents-1 and 3 to file counter on the impleading petition filed by the Execution Petitioner. The Authority also directs the Respondents-1 and 3 to file status report of the EB connection to this project on or before next hearing. Posted to 26.02.2025.
37	106/2023	Nalam Home Owners Association (NHOA)	Mahendra Life space Developers Limited	Both the Counsel for Complainant and the Counsel for Respondent present. The Authority directs both the Counsels to file written submission of arguments with copy exchanged between the parties. Posted to 05.03.2025 for arguments.
38	E.P.No.12/2022 in C.No.125/2020	Serene Kshetra Owner's Association (SKOA) Rep. by its Authorised Signatory/Executive Member, Thiru D. Vijayalakshmi	M/s. Adinath Srinivasa Foundations LLP. Rep. by its Designated Partner	The Counsel for the Execution Petitioner present. The Counsel M/s. Ashok Kumar for the Respondent present and filed vakalat along with Board Resolution. As the Respondent Counsel again seeks time for filing Compliance Report, cost of Rs.3000/- is imposed on the Respondent to be paid to the Complainant. Posted to 26.02.2025 for filing Compliance report by the Respondent finally with cost.

39	E.P.No.27/2024 in C.No.212/2019	Sare Squires Association	M/s. Sare Shelters Projects Pvt. Ltd.	Both the Counsel for the Execution Petitioner and the Counsel for the Respondent present. The Counsel for Respondent seeks time as settlement talks are going on between the parties. Posted to 26.02.2025 for reporting settlement or filing compliance report finally.
40	146/2023	Mrs.Suganthi Ravi	M/s.Code	The Counsel for the Complainants present. The Respondent called absent. Posted to 19.02.2025 for reporting settlement or for filing compliance report finally.
41	E.P.No.24/2023 In C.No.20/2022	1) Thiru R. Naresh 2) Thiru R. Manoj 3) Tmt. R. Gouri	M/s. Ozone Projects Pvt. Ltd. Represented by its Managing Director	Execution Petitioners party in person present and filed Affidavit which is recorded. The Counsel for Respondent present and filed Compliance Memo in respect of EP No.24/2023 which is recorded. In respect of EP No.24/2023, the Execution Petitioners submitted that the sale deed was already registered in their favour and the possession was also handed over to them by the Respondent on 27.12.2024. Recording the above, the Execution Petition No.24/2023 in C.No.20/2022 is closed as settled.
	E.P.No.17/2023 in CCP.No.12/2022	1) Thiru R. Naresh 2) Thiru R. Manoj 3) Tmt. R. Gouri	M/s. Ozone Projects Pvt. Ltd. Represented by its Managing Director	In respect of EP No.17/2023 in CCP No.12/2022, the Authority directs both the parties to file written submission of arguments with copy exchanged between the parties. Posted to 05.03.2025 for arguments on the Execution Petition No.17/2023 by both the parties.

42	E.P.No.006/2024 in C.No.101/2021	Srimathi Sundaravalli Memorial Nagar Flat owners Association	M/s. SSM Builders & Promoters Represented by its Partners Tvl.(1) K. Santhanam, (2) V. Mani, (3) N.V.S. Srengarajan, (4) M. Karthikeyan & (5) K. Selvakumar	The Execution Petitioner present. The Counsel for Respondents present and submitted that the CMSA pending before the Hon'ble High Court of Madras is listed on 21.01.2025 and the association has filed Counter for the same and hence seeks adjournment of the case. Hence, the case is adjourned to 05.03.2025 for further proceedings.
43	145/2023	1) G. Latha 2) D. Giri	Casagrاند Builders Pvt. Ltd.	The Counsel for Complainants present The Counsel for Respondent present Both the Counsels submitted that the matter is settled and the Joint Memo of settlement is filed by the Complainant with copy served on the Counsel for the Respondent which is recorded. Recording the above Joint Memo, this Authority closes this Complaint as "settled".
44	E.P.No.23/2024 in C.No.62/2023	Karthikeyan Chandrasekaran	Casa Grand Builder Private Ltd	The Execution Petitioner party in person present. The Counsel for Respondent present and seeks time for reporting settlement. Adjourned to 05.03.2025 for reporting settlement finally.
45	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 coming for final arguments on 27.01.2025 and seeks adjournment of the case. Adjourned to 12.03.2025 for further proceedings.
46	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 again seeks time for reporting settlement. Adjourned to 12.03.2025 for reporting settlement or for arguments finally.

47	110/2024	1) K. Chandrasekar 2) Kalpana Chandrasekar	Case Grande Smart Value Homes Private Limited	The Complainants called absent. The Counsel for Respondent present The Complainants filed Memo before the Registry on 21.01.2025 stating that the issue between the complainants and the Respondent is fully settled and hence seeks dismissal of the Complaint. Recording the above Memo, the Authority closes this Complaint as settled.
48	E.P.No.02/2021 in C.No.007/2020	R.Sritharan	1)State Bank Of India Officers Association Chennai Circle (SBIOACC) 2)Thiru M.Mohan,Ex-Chairman of Housing Committee of SBIOACC	The Execution Petitioners party in person present. The Counsel for the 1st Respondent present Respondent-2 called absent The Counsel for the Respondent-1 seeks time to file compliance report on or before 15.02.2025 by serving copy on the Execution Petitioners. Posted to 26.02.2025 for compliance report by the Respondent-1 finally.
	E.P.No.03/2021 in C.No.010/2020	A.Sittrarasu		
49	C.No.026/2024	Tmt. R. Sivakamasundari	State Bank of India Officers' Association (SBIOACC) Chennai Circle	Both the Counsel for Complainant and the Counsel for the Respondent present. Both the parties filed written submission of arguments and the same is exchanged between the parties. Posted to 26.02.2025 for arguments.
50	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	The Complainant called absent The Counsel for Respondent present and seeks time to make arguments. Posted to 12.03.2025 for arguments by both the parties.

51	E.P.No.003/2024 in C.No.146/2022	Tvl. Dr. Preethi and Arjun Ramesh	M/s. Ozone Projects Pvt. Ltd.	<p>The Counsel for the Execution Petitioners present.</p> <p>The Counsel for Respondent present</p> <p>The Counsel for the Execution Petitioners files their response to the compliance Memo filed by the Respondent by serving copy to the Counsel for the Respondent.</p> <p>The Authority directs the Respondent to comply with the following as stated by the Execution Petitioners in their response to the compliance Memo filed by the Respondent and file Compliance Report during next hearing.</p> <p>i) To expedite the completion of all pending works such as false ceiling and boxing work, window grill fixing and sanitaryware fixing in toilets and handwash areas.</p> <p>ii) To allocate the car parking space as committed and promised in the construction agreement dated 30.12.2015 and possession letter dated 11.7.2024 without further delay</p> <p>Posted to 05.03.2025 for arguments finally for compliance of the above direction by the Respondent.</p>
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