

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 26-02-2025

Sl.N o.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1	001/2025	1.Justin Antony 2.Siddarth Kumar 3.Mohanapriya 4.K.B.Saranya 5.Sankaran 6.Shanmuga thangaraja 7.Senthil Kumar 8.L.Prabhu 9.Mohammed Safiq	1)M/s. Chathamkulam Projects & Developers (P) Ltd. Represented by Thiru Rajeesh Babu, Director 2)Thiru C.B. Rajeeshbabu 3)Tmt. Vinithra Jayaram 4)Branch Manager M/s. HDFC Bank Ltd., Palakkad	The Counsel for Complainants present. The Counsel M/s.L.Senthil Kumar for Respondents-1 & 2 present and filed vakalat. The Counsel M/s.C.R.Prasanan for Respondent-3 present and filed vakalat. The Counsel M/s.Kumaresan for Respondent-4 present and undertake to file vakalat. Posted to 09.04.2025 for vakalat by Respondent-4 and Counter by Respondents.

2	002/2025	Villa Shakunta Owner's Welfare Association Represented by its Secretary Thiru Surendran S.	1)M/s. Sathyam Homes Pvt. Ltd. Represented by its Managing Director Thiru Kannan Nandhakumar 2)M/s. One Path Housing Represented by Partners Thiru R. Mohan and Thiru C. Sengathir 3)Tmt. J. Girija 4)Thiru J. Lakshmi Narayan	The Counsel for the Complainant present. The Counsel M/s.S.Thiagarajan for Respondent-1 present and filed vakalat and seeks time to file Counter. All other Respondents called absent The Counsel for the Complainants prayed in IA No.14/2024 an interim injunction restraining the Respondent Promoter from alienating plot Nos.N7A, N7B and N7C which is earmarked for club house in the plan approval, till disposal of the complaint, as the Respondent is trying to sell the same to 3rd party. The Authority directs the Respondent-1 to maintain status-quo of the plot Nos.N7A, N7B and N7C which is earmarked for club house till disposal of the complaint. The Authority directs the Counsel for the Complainant to take private notice to Respondents-2 to 4 and file proof of service with the Authority. Posted to 09.04.2025 for private notice by Complainant to the Respondents-2 to 4 and Counter by Respondent-1 by serving copy to other parties.
3	003/2025	Thiru Tarun Chatterjee	M/s. Sai UVR Properties Ltd.	The Complainant called absent. He has sent an e-mail on 25.02.2025 stating that he has not found an advocate yet. The Counsel M/s.Leela and Co. for Respondent present and filed vakalat. Posted to 09.04.2025 for filing Counter by Respondent.

4	004/2025	Alliance Villa Owners Welfare Association Rep. by its Secretary, Thiru S. Rajesh	M/s. Alliance Villas Pvt. Ltd. Rep. by its Authorised Signatory Thiru Dega Srinivasulu Reddy	<p>The Counsel for the Complainant present and filed Memo praying for an interim injunction restraining the Respondent, their men, agents or any other person on their behalf not to put up any construction or statue in the OSR land gifted to the Local Body as there is a possibility of constructing or placing some statue in the OSR land.</p> <p>The Counsel M/s .A. Joseph Dorairaj for Respondent present and filed vakalat along with Board Resolution.</p> <p>The Authority restrains the Respondent or their men or agents on their behalf not to put up any construction in the OSR land and maintain status-quo till disposal of this complaint.</p> <p>The Authority also directs the Respondent to file Counter by serving copy to the Complainant.</p> <p>Posted to 09.04.2025 for Counter by the Respondent.</p>
5	005/2025	BBCL Stanburry Villa Owners Welfare Association Represented by its Secretary, Thiru Rajagopal V.P.	1)M/s.BBCL Srishti Homes LLP Rep. by its Authorised Representative 2)Thiru Vummidi Ananth, Partner	<p>The Counsel for the Complainant present.</p> <p>The Respondents called absent</p> <p>The Authority directs the Complainant to take private notice to the Respondent and file proof of service with the Authority.</p> <p>Posted to 26.03.2025 to take private notice to Respondents by the Complainant.</p>
6	006/2025	1)Thiru Appavurajendran 2)Thiru Rajasekaran M.	Thiru R. Asokan	<p>The Complainants party in person present.</p> <p>The Counsel M/s. Ansari Associate for Respondent filed vakalat and Counter with copy served on the Complainants.</p> <p>The Authority directs the Complainants to file proof affidavit.</p> <p>Posted to 09.04.2025.</p>

7	E.P. No.19/2024 in C.No.32/2023	Thiru N. Muthukaruppan Represented by his Power of Attorney Thiru K. Murugesan	1. M/s. Artha Real Estate Corporation Limited 2. M/s. Bennett Property Holdings Company Limited (BPHCL) 3. Thiru Ranveer Shah	The Counsel for the Execution Petitioner present The representing Counsel for Respondents-1 & 2 present. Respondent-3 called absent. The Counsel for the Execution Petitioner submitted that the settlement is not reached and seeks rent from the Respondents-1 & 2 as the sale deed has not been executed in favour of the Execution Petitioner so far. The Counsel for the representing Counsel for Respondents-1 & 2 seeks time to get instruction from his client. Posted to 26.03.2025 for reporting compliance.
8	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 seeks time for reporting settlement. Posted to 12.03.2025 for reporting settlement finally.
9	C.No.002/2024	1) Bharath Lajhna Multi State Housing Co-op. Societies Ltd. & 4 Others	1) The Chairman and Managing Director/Chief Executive Officer Ten Square Realty Private Limited 2) Thiru Vinod Bhatia Director, M/s. Ten Square Realty Private Limited 3) Thiru Pon Ravi Director, Ten Square Realty Private Limited	The Complainants called absent. The Counsel for the Respondents present. In the previous occasion also the complainants called absent. Today's hearing is posted for filing rejoinder and amendment petition as sought for by the Complainants. The Counsel for the Respondents sought for dismissal of the complaint. Posted to 09.04.2025 for dismissal of the complaint.

10	C.No.13/2023	<p>1) Kaizar Saifuddin 2) Chittoor Dasarathy Padmanabhan 3) S. Subramani 4) Dr. Elangovan Ponniah 5) Parul Shah 6) K. Srinivasulu Reddy 7) S.L. Soyeb 8) M. Ramesh Kumar 9) R. Murugan 10) Nitin Kansara 11) Saifee F. 12) M-One Flat Owners Association (MOFOA)</p>	<p>1. M/s. Lokaa Developer Pvt. Ltd. 2. Thiru Santhosh Sharma, Managing Director M/s. Lokaa Developer Pvt. Ltd. 3. Tmt. Kalpana Sharma, Director M/s. Lokaa Developer Pvt. Ltd. 4. LIC Housing Finance Ltd. 5. Thiru L.K.Sudish (Land Owner) 6. 6) Sundaram Home Finance Ltd.</p>	<p>The Counsel for Complainants present and stated that CIRP proceeding is pending. The Counsel for Respondent-5 present The IRP called absent All other Respondents called absent. The Authority today posted for filing Counter by IRP. Posted to 16.04.2025 for Counter by IRP finally.</p>
11	E.P.No.007/2024 in C.No.133/2022	Tmt. Geetha Kesavan Kartha	M/s. VGN Projects Estates Pvt. Ltd. (Formerly known as M/s. VGN Developers Pvt. Ltd.), Represented by Directors	<p>The Counsel M/s. S.Chetan Prakash for the Execution Petitioner filed change of vakalat. The Counsel for Respondent present and filed Memo for having paid the cost of Rs.2500/- to CM Relief Fund which is recorded. The Counsel for the Respondent also filed Compliance Affidavit by serving copy to the Execution Petitioner. Posted to 09.04.2025 for arguments.</p>
12	150/2024	Brigade Xanadu Aspiro Owners Association	M/s.Brigade Enterprises Limited	<p>The Counsel for the Complainant present. The Counsel for the Respondent present. Both the Counsel for the Complainant and the Counsel for the Respondent stated that they have no objection to the impleading petition filed by the 3rd party petitioner and made endorsement to this effect in the IA No.2/2025. Hence, the Authority allowed the IA No.2/2025. The Counsel for Respondent seeks time to file Counter. For filing Counter by all the Respondents posted to 26.03.2025.</p>

13	C.No.154/2022	GVSPL Mahameru Apartment Owners Association	M/s. Green Valleys Shelters (P) Ltd.	The Counsel for Complainant present. The IRP present and stated that the Resolution plan is received and it is under process. Posted to 09.04.2025.
14	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 and filed Counter to the EA 20/2024 filed by the Execution Petitioner. The Counsel for Respondent-2 present. The Authority also directs the Respondents-1 and 3 to file status report of the EB connection mentioning all the process happened in this issue for getting EB Sub-Station to this project on or before next hearing. The Authority also directs the Respondents-1 and 3 to ensure uninterrupted power supply till establishment of EB Sub-Station to this project. The Authority directs the Respondents-1 and 3 to file an Affidavit clearly stating the pending dues by the Execution Petitioner. The Authority directs the Execution Petitioner to take private notice to the proposed Respondents-4, 5 & 6 and file proof of service with the Authority. Posted to 26.03.2025 for arguments on EA-20/2024.
15	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 for the Respondent present and filed Memo for cost paid to the Execution Petitioner and also filed Compliance Report by serving copy to the Execution Petitioner Posted to 26.03.2025 for arguments by both the parties.

16	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. It is reported by the parties that the mediation talks between the parties failed and the Counsel for the Execution Petitioner seek for disposal of this Execution Petition. The Counsel for Respondent seeks time for filing Compliance Affidavit. Posted to 09.04.2025 for filing compliance report finally.
17	E.P.No.02/2021 in C.No.007/2020	R.Sritharan	1)State Bank Of India Officers Association Chennai Circle (SBIOACC)	The Execution Petitioners party in person present. The Counsel for the 1st Respondent present and filed common Compliance Affidavit by serving copy to the Execution Petitioners. Respondent-2 called absent Posted to 02.04.2025 for arguments.
	E.P.No.03/2021 in C.No.010/2020	A.Sittrarasu	2)Thiru M.Mohan,Ex-Chairman of Housing Committee of SBIOACC	
18	64/2023	R. Sivakumar	Vijay Raja Homes Pvt. Ltd.	The Counsel for Complainant present. The Counsel for Respondent present. The Counsel for the Complainant filed written response to the Memo of compliance filed by the Respondent by serving copy to the Counsel for the Respondent. Posted to 02.04.2025 for arguments on the Memo of compliance.
19	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 Respondent-1 and the Counsel for the 2nd Respondent present. Both the Counsels submitted that settlement talks are going and seek time for reporting settlement. Posted to 19.03.2025 for reporting settlement finally.

20	C.No.59/2023	1) Thiru R. Mahesh Kumar 2) Ms. S. Asha	1) M/s. Sathyam Homes Private Limited Thiru Kannan Nandhakumar Managing Director 2) M/s. One Path Housing & Constructions 3) Thiru N. Janardhanan 4) Thiru N. Anandhan	The Counsel for Complainants present. The representing Counsel for 1st Respondent present and seeks time All other Respondents called absent The Counsel for Complainant has already filed proof of service to the Respondents 2 to 4 wherein the notice to R2 has been returned as “no such person”, notice to R3 returned as “Deceased” and notice to R4 returned as insufficient address. Therefore, the Complainant is directed to take paper publication for Respondents-2 and 4. Posted to 09.04.2025.
21	C.No.127/2024	M/s. Silver Crest Owners Welfare Association Madurapakkam	1) M/s. Rajkham Infra Pvt. Ltd. 2)M/s. Shriram Housing Finance Pvt. Ltd.	The Counsel for Complainant Association present The Authority in the last hearing on 05.02.2025 directed the Respondent-1 to work out the corpus amount due to be paid to the Association and deposit 50% of the corpus amount due by way of cheque in a sealed cover with the Registry along with cost Rs.3,000/- to be paid to CM Relief Fund. The Respondents called absent. Therefore, the Authority directs the Respondents-1 & 2 for personal appearance during next hearing and to comply with the above directions. Posted to 26.03.2025 for personal appearance of the Respondents and to comply with the directions of the Authority.
22	E.P.No.38/2023 in C.No.94/2022	S. Ashok Kumar	1. M/s. S dot G Housing, Rep by its Chairman 2. M/s. S dot G Housing, Rep by its Vice Chairman 3. M/s. S dot G Housing, Rep by its Partner	Both the Counsel for the Execution Petitioner and the Counsel for the Respondents present. The Authority heard both the parties and reserved for orders.

23	150/2022	R. Athmanathan & 11 Others	SB Aditya Housing Infra Pvt. Ltd. & Others	<p>The Counsel for all the Complainants in respect of all the Complaints present.</p> <p>The Respondent Promoter-1 to 4 in respect of all the Complaints present.</p> <p>The Counsel for the Respondents-5 to 16 in respect of Complaint No.34/2023 present.</p> <p>The Counsel for Complainants/Respondents in C.No.150/2023</p>
24	34/2023	1) Neeraja Krishnan 2) S. Krishnan	SB Aditya Housing Infra Pvt. Ltd. & Others	<p>filed Counter to the IA No.10/2025 filed by the Respondents/Petitioner by serving copy to the Respondents/Petitioner.</p> <p>In respect of Complaint Nos.34/2023 the Authority directs the Respondents to file Counter by serving copy to the other side.</p> <p>The Authority also directs the Complainants in C.No.34/2023 to file the documents in respect of EC and cancellation deed for execution of sale deed for UDS with the Authority.</p>
25	35/2023	Uma Shankar	SB Aditya Housing Infra Pvt. Ltd. & Others	<p>The Authority reserved orders on IA No.10/2025 in C.No.150/2023.</p> <p>In respect of Complaint Nos.34 and 35/2023 the hearing is posted to 09.04.2025.</p>
26	C.Nos.3 to 27, 37 to 60, 70 to 96, 103 to 127, 146 to 152, 201 & 268/2021	Tvl. G. Sathya & 110 Others	M/s. Ozone Projects Private Limited	<p>The Counsel for the Complainants present.</p> <p>The Counsel M/s. P.C. Law Chamber for the Respondent present and undertake to file vakalat and also seeks time as they have to get instruction from their client.</p> <p>Posted to 26.03.2025.</p>
27	E.P.No.39/2023 in C.No.104/2022	1) Thiru Karthirvelu Thirumaran 2) Tmt. Shenbagam Sundaram	Thiru Arun M.N., Managing Director M/s. Casa Grande Builder Pvt. Ltd.	<p>The Counsel for Execution Petitioners present.</p> <p>The Counsel for Respondent present</p> <p>At the request of the Counsel for the Execution Petitioners, the Authority posted the hearing to 16.04.2025 for arguments finally.</p>

28	C.No.50/2023	M/s. Kavimani A1, B1, C1, D1 & W, X, Y, Z Blocks Site Owners Association Represented by its Secretary, Thiru R. Ashokan	1) Tmt. Jothi Sornalatha & 15 Others	The Counsel for Complainant present. The Counsel for Respondents-3 to 7 and 15 present. Thiru B.Girinath 9th Respondent party in person present and represented the 8th and 16th Respondents. All other Respondents called absent. The Counsel for the Complainant submitted that they want to withdraw the complaint with liberty to file fresh Section 8 application and made endorsement in the Form. Therefore, the Authority disposed this complaint as withdrawn.
29	C.No.071/2024	Thiru Sivaraman G.	Central Government Employees Welfare Housing Organisation, Rep. by Chief Executive Officer	The Complainant party in person present. The Counsel for Respondent present. The Authority directs the Respondent to file written submission of arguments with the Registry on or before 15.03.2025 by serving copy to the Complainant. Posted to 09.04.2025 for arguments.
30	141/2023	Prachin Tie Up (P) Ltd.	SPR & RG Construction (P) Ltd.	The Counsel for the Complainants present and seeks time for arguments. The Counsel for the Respondent present. Posted to 16.04.2025 for arguments finally.
31	142/2023	Monitor Commercial (P) Ltd.	SPR Constructions (P) Ltd.	The Counsel for the Complainants present and seeks time for arguments.
32	135/2023	Prachin Tie Up (P) Ltd.	SPR Constructions (P) Ltd.	The Counsel for the Respondent present. Posted to 16.04.2025 for arguments finally.
33	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. The Counsel for the Respondent filed additional typed set documents by serving copy to the Complainant. The Authority heard both the parties and reserved for orders.
34	086/2023	S.Murugan & S.Tamil Selvam	M/s.Green Choice Construction Company Pvt Ltd.	The Counsel for Complainants present. The representing Counsel for Respondent present and seeks time to make arguments. Posted to 16.04.2025 for arguments finally.