

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 29-01-2025

Sl.N o.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1	155/2024	Vasa Siva Naga Ganesh Kumar	M/s.Malles Constructions Pvt.Ltd	The Complainant party in person present The Counsel M/s.Ganesh and Ganesh for Respondent present and undertook to file vakalat. Posted to 12.03.2025 for vakalat and Counter by Respondent.
2	156/2024	HQ Owners Association	1.M/s.Akshaya Pvt Ltd. 2.M/s.Akshaya Leisure Pvt Ltd. 3.Vistra ITCL (India) Limited.	The Counsel for Complainant present The Counsel M/s.Mani Sundar Gopal for Responden-1 & 2 present and undertook to file vakalat. Respondent-3 called absent. The Complainant is directed to effect private notice to Respondent-3 and file proof of service with this Authority. Posted to 12.03.2025 for vakalat and Counter by Respondents and proof of service by Complainant.
3	157/2024	Vijayakumar C.S	Arun Manivannan,Managing Director, M/s.AAK Reality Services LLP (also Known as AKA Casagrand)	The Complainant party in person present. The Respondent called absent. The Complainant is directed to take private notice to the Respondent and file proof of service with this Authority. Posted to 12.03.2025.

4	158/2024	DCC-Mayuri Apartments Owners Association, Rep. By its President Mrs.N.Vimala.	Er.Deva Constructions & Contractors (P) Ltd.	The Counsel for Complainant present. The Counsel M/s.O.Padmaprakash for Respondent present and filed vakalat. Posted to 12.03.2025 for filing Counter by the Respondent.
5	159/2024	Pavitram Villa Owners Welfare Association, Rep. By its Secretary Subrahmaniyam Chandrasekhar	Veeraraghavan & Co. Rep.by its Sole Proprietor,Mr.P.V.Ramesh	The Counsel for Complainant present The Respondent party in person present and undertook to file Counter. Posted to 12.03.2025 for Counter by the Respondent.
6	160/2024	Aanandham Flat Owners Association	Tamil Nadu Housing Board & Another	The Counsel for the Complainant present. The Counsel M/s.Pachayappan for Respondents present and undertook to file vakalat. Posted to 12.03.2025 for vakalat and Counter by Respondent.
7	163/2024	1.Aravind Vaithianathan 2.Mrs.Abinaya Senthil	M/s.Shriprop Properties Private Limited	The Counsel for Complainant present. The Counsel M/s. Leela & Co for Respondent present and undertook to file vakalat. Posted to 12.03.2025 for vakalat and Counter by the Respondent.
8	164/2024	M/s.Triway Container Freight Station Pvt Ltd.	M/s.Ozone Projects pvt Ltd.	The Counsel for Complainant present. The Respondent called absent The Authority directed the Complainant to effect private notice to the Respondent and file proof of service with this Authority. Posted to 12.03.2025.
9	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 and adjourned to 12.03.2025.
10	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 and adjourned to 12.03.2025.

11	E.P.No.37/2023 in C.No.31/2022	Mahidhara Central Owners Welfare Assn.(MCOWA)	Mahidhara Projects Private Limited	The New Counsel for the Execution Petitioner present and wanted to file change of vakalat. The Respondent called absent. The new Counsel for the Execution Petitioner is directed to file vakalat with the Registry. Posted to 12.03.2025.
12	89/2024	Prestige Silver Springs Villa Owners Association	1) Prestige Southcity Holdings 2) Ratnavara Developers LLP	The Counsel for Complainant present and filed Reply to the Counter filed by the Respondent-2 by serving copy to the Counsels for Respondents. The Counsel for 1st Respondent and the Counsel for the 2nd Respondent present. Posted to 12.02.2025.
13	029/2024	Milano Orchard Flat Owners Association Represented by its President	1.M/s. Al Ameen International Ltd.& 6 Others	The Counsel for Complainant present. The Counsel for Respondents-1 and 3 to 5 present. Respondents-2, 6 and 7 called absent. The Counsel for Complainant filed Rejoinder with typed set documents by serving copy to the Counsel for Respondents-1, 3 to 5. The Complainant is directed to take private notice to the Respondents-2, 6 and 7 and file proof of service with this Authority. Posted to 12.02.2025.
14	286/2021	The Metrozone Apartment Owners Association	Ozone Projects Pvt Ltd	The Counsel for Complainant present. The Respondent called absent. The Counsel for the Complainant again seeks time to file Rejoinder to the Compliance Memo filed by the Respondent. The Authority directs the Counsel for the Complainant to take private notice to the Respondent. Posted to 19.02.2025.

15	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.,	The Counsel for Execution Petitioner present and filed reply affidavit along with typed set documents which is recorded. The Counsel for the Respondent present and filed impleading petition with vakalat for impleading 20 allottees as proposed Respondents in this proceeding. The Authority directs the Execution Petitioner to file Counter to the impleading petition filed by the proposed Respondents by serving copy to the other side. The Authority also directs the Respondents to file response to the Affidavit filed by the Execution Petitioner by serving copy to the other side. Posted to 19.02.2025.
16	100/2023	P.Balasundaram	L.Ernest Peter Lawrence M/s.Bharati Constructions	The Counsel for Complainant present The Counsel for Respondent present and filed Counter to the IA petition filed by the Complainant by serving copy to the Counsel for the Complainant. The Authority allowed the Restoration petition filed by the Complainant during last hearing. Posted to 12.03.2025 for Counter in the main case by the Respondent.
17	C.No.019/2023	AL. Meenakshi Sundaram & 34 Others	M/s. Shriprop Structures Pvt. Ltd. Rep. by its Directors & 2 Others	The Complainants called absent in both the cases. The Counsel for Respondent -1 present The Counsel for Respondent-2 M/s. Shriram Shankari Flat Owners Welfare Association present. Respondent-3 called ex-parte.
18	C.No.139/2023	S. Venkateswaran & 5 Others		The Counsel for the Respondent-2 seeks time to file their response to the comparative statement for reliefs prayed in C.No.119/2020, C.No.19/2023 and C.No.139/2023. Posted to 19.03.2025.

19	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 Counsel for Execution Petitioner present. The Counsel for Respondent-1 present. The 2nd Respondent called absent. the Counsel for the 3rd party petitioner present The Execution Petitioners and the Respondents are directed to file Counter, if any, in the impleading petition filed by the 3rd party Petitioner. Posted to 19.03.2025.
20	028/2024	Mahendar Rao	Ozone Projects Pvt Ltd.	The Counsel for Complainant present. The Counsel for Respondent present. The Counsel for the Complainant submitted that no settlement has been reached and no possession has been handed over to them and the sale deed has also not been executed in their favour. The Authority directs the Respondent to execute sale deed and handover possession of the complainant's flat along with one car park and additional car park within 2 weeks from today and report compliance during next hearing. Posted to 12.02.2025 for reporting compliance finally.
21	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 filed Joint Affidavit praying this Authority to issue direction to the Sub Registrar, Anna Nagar to register the scheduled property in favour of the Execution Petitioners. The Authority directs the Counsel for the Execution Petitioners to produce the judgment passed by the City Civil Court in some other proceeding for perusal of this Authority. The case is adjourned to 12.03.2025.

22	E.P.No.41/2023 in C.No.134/2022	Sharmilee Bach Nielsen	M/s. Buoyant Technology Constellations Pvt Ltd.	The Counsel for the Execution Petitioner present. The Counsel for IRP present and undertook to file vakalat and submitted that they have not received the case proceedings. The Authority directs the Counsel for IRP to file vakalat with Registry. The Authority also directs the Counsel for the Execution Petitioner to serve copy of the case details to IRP Counsel on or before 05.02.2025. Posted to 12.03.2025.
23	E.P.No.51/2023 in C.No.89/2022	Biswabhusan Prusti & Namita Sahu	Selene Estates Limited	The Execution Petitioners absent. The Counsel for Respondent present. The inspection report is received by this Authority. The Counsel for the Respondent wants to file their response to the inspection report. Posted to 12.03.2025.
24	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 Counsel for the Respondent present The Authority directed the Respondent Thiru T.Udaykumar for personal appearance in this hearing. The Counsel for the Respondent submitted that the Respondent is under medical treatment and hence could not appear in this hearing. However, the Counsel for Respondent has assured personal appearance of the Respondent during next hearing. Posted to 12.03.2025 for personal appearance of the Respondent.
25	E.P.No.10/2024 in C.No.246/2019	Shobana Subramanian & Varun Gopal	1) L & T South City Projects Pvt. Ltd. 2) L & T Realty Ltd.	The Execution Petitioners party in person present. The Counsel for the Respondent-1 and the Counsel for Respondent-2 present. The Counsel for Respondent-1 has filed citations of Hon'ble

	E.P.No.11/2024 in C.No.247/2019	Sadhana Subramanian & V. Subramanian		Supreme Court. Both the Execution Petitioners and the Respondent-1 made a detailed arguments. Reserved for orders.
26	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 As the MoU already filed by the Respondents stating that the issue is settled with the Complainant wherein the PoA has signed in the MoU. Therefore, the Authority directs the Counsel for the Respondents to produce the copy of the Power of Attorney document wherein the PoA has signed for verification from the complainant side. Posted to 12.03.2025 for production of copy of PoA document by the Respondents.
27	E.P.No.34/2023 in C.No.222/2021	Casagrand 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. The Counsel for the Respondent reported Compliance which is agreed by the Counsel for the Execution Petitioner. Posted to 12.03.2025 for reporting compliance or for arguments.
28	E.P. No.18/2024 in C.No.44/2022	Casagrand 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. The Counsel for the Respondent reported Compliance which is agreed by the Counsel for the Execution Petitioner. Posted to 12.03.2025 for reporting compliance or for arguments.

29	C.No.080/2024	M/s Casagrind 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. The Counsel for the Respondent reported Compliance which is agreed by the Counsel for the Execution Petitioner. Posted to 12.03.2025 for reporting compliance or for arguments.
30	64/2023	R. Sivakumar	Vijay Raja Homes Pvt. Ltd.	The Counsel for Complainant present. The Counsel for Respondent present and filed Memo of compliance by serving copy to the Counsel for Complainant. The Counsel for the Complainant denied that the order of this Authority is not complied fully and wants to file written response to the Memo of compliance filed by the Respondent. Posted to 26.02.2025 for filing written response by the Complainant to the Memo of compliance filed by the Respondent.
31	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 going on between the parties and the matter is going to be settled shortly. Posted to 12.03.2025 for reporting settlement or for arguments.

32	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	<p>The Complainants party in person present and filed written submission of arguments along with supporting documents and pen drive by serving copy to the Respondents.</p> <p>The Counsel for Respondent-1 present and filed written submission of arguments along with typed set documents by serving copy to other parties.</p> <p>The Counsel for Respondents-2 & 3 present and filed written submission of arguments by serving copy to the other side.</p> <p>The Authority heard the detailed arguments made by the parties and directs the Respondent-1 to file their response to the written submission of arguments filed by the Complainants.</p> <p>Posted to 12.03.2025 for filing response by the 1st Respondent.</p>
33	95 to 105/2024	Shriram Properties Limited	1) Anugraha Real Value Services (Chennai) 2) Cybercity Mangadu Project Pvt. Ltd.	<p>The Counsel for Complainants present.</p> <p>The Counsel for Respondent-1 and the Counsel for the 2nd Respondent present.</p> <p>The Counsel for the Respondent submitted that they are ready to execute sale deed after receiving the balance sale consideration.</p> <p>The Counsel for the complainants submitted that they are also ready to pay the balance amount within a week's time.</p> <p>The Authority directs the Respondents to register the sale deeds in respect of complainant's flats within 2 weeks from the date of receipt of balance sale consideration from the Complainants and report compliance.</p> <p>Posted to 26.02.2025 for reporting compliance.</p>

34	109/2024	Steller Apartments Owners Association	Raunaq Foundations	The Counsel for Complainant present The Counsel for Respondent present The Counsel for Complainant seeks time to make oral arguments. Posted to 12.02.2025 for arguments finally.
35	121/2023	R. Jagan Kumar	Selene Estate Limited	The Complainant called absent. The Counsel for Respondent present. Posted to 19.03.2025 for oral arguments and for filing written submission of arguments by both the parties finally.
36	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 Execution Petitioner called absent. The Counsel for the Respondent present and filed photos in support of having done some pending works by the Respondent and seeks time to report status of compliance. Posted to 19.03.2025 for reporting compliance of the status of pending works fully or for arguments by both the parties finally.
37	040/2024	Mahjabeen Ahmed	Alameen International Ltd.	Both the Complainant and the Respondent called absent. Adjourned to 19.03.2025 for arguments finally by both the parties.

38	E.P.No.009/2024 in C.No.010/2023	1.M.Krishnakumar 2.Mrs.Anitha .K	Tamil Nadu Teachers Housing Welfare Trust	Both the Counsel for the Execution Petitioners and the Counsel for the Respondent present. Both the Counsels made detailed arguments. The Authority directs the Counsel for Execution Petitioners to file their response, if any, for the EA No.22/2024 for maintainability filed by the Respondent by serving copy to the Counsel for the Respondent. The Authority also directs the Respondent to file an affidavit furnishing the details of movable and immovable assets of the Respondent Trust on or before next hearing. Posted to 19.03.2025.
39	87/2023	Casa Grande Pavilion Owners Association	Casa Grande Builder Private Limited	The Counsel for Complainant Association present. The Counsel for the Respondent present. The Authority heard the arguments of both the Counsels and posted to 19.02.2025 for further arguments finally.
40	E.P.No.16/2024 in C.No.022/2023	Dr. N. Jayanthi	Dugar Housing Limited	The Counsel for the Execution Petitioner present The Counsel for the Respondent present The Authority heard both the parties and reserved for order.
41	E.P.No.17/2024 in C.No.38/2023	1) K. Arangannal 2) A. Arasi	Dugar Housing Ltd	The Counsel for the Execution Petitioner present The Counsel for the Respondent present The Authority heard both the parties and reserved for order.

42	E.P.No.005/2024 in C.No.226/2021	M/s Raman Vihar Apartments Owners Association	M/s AWHO South Hutments	The Counsel for the Execution Petitioner present. The Counsel for the Respondent present and filed compliance Memo by serving copy to the Execution Petitioner. The Authority directed the Counsel for the Execution Petitioner to file their response, if any, by serving copy to the Respondent. Posted to 12.03.2025.
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