

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

Thiru Sukumar Chittibabu, Member

Calling: 03.00 P.M

LIST OF CASES HEARD ON 02-04-2026

Sl.No.	Complaint No.	Name of the Complainant	Name of the Respondent	Proceedings
1	020/2026	1.Mr.Vijaya Karthik Venkatachalam 2.Mrs Aishwarya Subbaraman	M/s. Emarald Haven Development Limited. Rep. by its Authorized signatory Mr. R. Rajesh	The counsel for the Complainants present. The counsel M/s. Vishnu Mohan present and undertook to file vakalat and Counter on behalf of the Respondent. The learned counsel for the Complainants submitted that the Respondent has been advertising the subject project as if it is in the heart of Anna Nagar though the project is situated in Padi Kuppam village. To that effect the learned counsel for the Complainants sought an interim direction restraining the Respondent not to advertise such misleading information as released by the Respondent in various media platforms and to remove all such misleading advertisements. The Authority directs the Respondent not to advertise the misleading information of a real estate project with an intention to entice the home buyers and to remove all such misleading advertisements from various social media/platforms and report compliance during next hearing. In this regard, the Authority already issued guidelines for release of advertisements in the print and electronic medias vide its proceedings No.TNRERA/A3/2253/2025 dated 04.08.2025 and 08.10.2025 and unloaded in the RERA web portal. Therefore, the Respondent is directed to adhere to the said directions of the Authority while promoting/advertising the real estate projects. Posted to 10.06.2026 for filing vakalat and Counter by the Respondent and report compliance of the above directions of the Authority.

2	021/2026	1. a) Mrs. Jemila Thangarani, b) Mr. Jega Michael Andro Jeevagan 2. a) Mr. V. Ramesh b) Mrs.Uma Ramesh 3. Mr.D. Simon Stalin 4. Mr. Dineshpandian	1. M/s. Sylvanus Builders and developers Limited. Rep. by its Director, Mr.Sanjil Ramesh Chandani 2. M/s.Pacifica (Chennai Project) Infrastructure Co. Pvt. Ltd. Rep. by its Managing Director,Mr.Rocky Israni	The Complainants called absent. The Respondents called absent. Posted to 10.06.2026 for filing vakalat and counter by the Respondents.
3	022/2026	Thiru S.Anand	M/s.Annai Builders	The Complainant party in person present The counsel M/s. Sankarakutralingam present and undertook to file vakalat and counter on behalf of the Respondent. Posted to 10.06.2026 for filing vakalat and Counter by the Respondent.
4	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 counsel for the Complainants present. The counsel for the Respondent present and filed Reply to summary of facts and prayers filed by the Complainant by serving copy to the counsel for the Complainants. The learned counsel for the Complainants submitted that they would like to file Rejoinder to the above Reply filed by the Respondent. The Complainants are directed to file Rejoinder to the Reply filed by the Respondent within two weeks from today before the Registry by serving copy to the Respondent by RPAD. The matter is adjourned to 10.06.2026 for arguments.

5	C.No.007/2026	Isha Code Field Owners' Welfare Association (ICFOWA) Rep. by its President, Thiru Nambivengadam Srinivasan/ Secretary, Thiru Bharathkumar Kannan	M/s. Isha Homes (India) Pvt. Ltd. Rep. by its Managing Director	The counsel for the Complainant Association present The counsel for the Respondent present and again sought time for filing Counter. The Respondent is directed to file Counter within two weeks from today before the Registry failing which a cost of Rs.5,000/- payable to CM Relief fund will be imposed. Posted to 10.06.2026 for filing Proof Affidavit by the Complainant.
6	C.No.008/2026	Thiru V. Jaisankar	1) Tamil Nadu Housing Board Represented by its Managing Director 2) Tamil Nadu All India Service Housing Apartments II (TAISHA II) Association, Represented by its Secretary	The counsel for Complainant present The counsel M/s. J.Pachiyappan for Respondent-1 present and filed vakalat and again sought time for filing Counter. The counsel M/s. R. Bharathkumar present and filed vakalat on behalf of the Respondent-2 and sought time to file Counter. The Authority directs the Respondent-1 and 2 to file Counter within two weeks from today before the Registry failing which a cost of each Rs.5,000/- payable to CM Relief fund will be imposed. A copy of the Counter shall also be served to the Complainant by RPAD by both the Respondents. Posted to 10.06.2026 for filing Proof Affidavit by the Complainant.

7	I.A.No.20 & 21/2024 in C.No.119/2020 and 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 the Execution Petitioner present and filed Counter in IA Nos.20 & 21 of 2024 in C.No.119/2020 filed by the proposed 3rd party by serving copy to the counsel for the Respondent-1 and to the counsel for the proposed 3rd party. The cost paid Memo also filed by the Execution Petitioner. The counsel for the Respondent-1 present. Respondent-2 already set ex-parte. The counsel for the proposed 3rd party present and submitted that they want to file rejoinder to the Counter filed by the Execution Petitioner in IA Nos.21 & 21 of 2024 in C.No.119/2020. The Authority directs the proposed 3rd party to file rejoinder to the Counter within two weeks before the Registry by serving copy to the Execution Petitioner and to the Respondent-1. The Authority heard the parties and reserved orders in IA Nos.20 & 21 of 2024 in C.No.119/2020.
8	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. The counsel for the Respondent-1 present. The counsel for the Respondent-2 present Respondent-3 already set ex-parte. During last hearing on 11.02.2026, the Authority given an opportunity to file Counter in the IAs by the Respondents. Today the Respondents again sought time to file Counter. As a last chance to the Respondents, the Counter in the above IAs shall be filed within two weeks from today before the Registry by serving copy to the other side by RPAD. Posted to 15.06.2026 for arguments on the IAs.

9	C.No.139/2023	S. Venkateswaran & 5 Others	M/s. Shriprop Structures Pvt. Ltd. Rep. by its Directors & 2 Others	The counsel for Complainants present. The counsel for the Respondent-1 present. The counsel for the Respondent-2 present Respondent-3 already set ex-parte. During last hearing on 11.02.2026, the Authority given an opportunity to file Counter in the IAs by the Respondents. Today the Respondents again sought time to file Counter. As a last chance to the Respondents, the Counter in the above IAs shall be filed within two weeks from today before the Registry by serving copy to the other side by RPAD. Posted to 15.06.2026 for arguments on the IAs.
10	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 counsel for the 1st Complainant present All other Complainants called absent All the Respondents called absent. and filed IA for amending the prayer in the Complaint. During last hearing the Respondents were directed to file Counter to all the IA Nos. 1, 2 & 3 of 2024 and IA No.14/2026 filed by the Complainants on or before this hearing. However, the Respondents called absent today and the Counter in IAs also not filed. Posted to 10.06.2026 for filing Counter in the above IAs by the Respondents by serving copy to the Complainants by RPAD. If the Respondents fail to file Counter in the IAs, the opportunity to file counter will be closed.

11	C.No.155/2024	Vasa Siva Naga Ganesh Kumar	M/s.Malles Constructions Pvt.Ltd	The Complainant party in person present. The Authority allowed the IA No.45 of 2025 for appointment of Independent Engineer filed by the Complainant vide its interim order dated 11.02.2026. The Counsel for the Respondent present and already filed an IA No.27 of 2025 for maintainability. The Authority felt that the issue relating to maintainability can be addressed while passing final orders in C.No.155/2024. In respect of appointment of Independent Engineer, the Authority already appointed one Thiru A. Malaichamy, Engineering Director (Retd.), CMWSSB Board as Independent Engineer to carry out the above assignment, however, he has expressed his inability to take up the assignment as he is stationed out of Chennai. Therefore, the Authority now appoints Thiru Kalimuthu, former SE, GCC to take up the inspection as sought for in the IA No.45/2025. The Independent Engineer should submit his report within one month and while taking up the inspection the Independent Engineer shall inform both the parties in advance so that the parties can be available at the time of inspection. On receipt of inspection report from the Independent Engineer, the Registry shall serve a copy of the inspection report to both the parties. The learned counsel for the Respondent submitted that they have preferred an Appeal before the Hon'ble Appellate Tribunal regarding appointment of Independent Engineer. However, there is no interim order passed by the Appellate Tribunal, therefore, the appointment of Independent Engineer can be go-ahead. Posted to 17.06.2026 for inspection report.
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12	C.No.016/2025	Thiru M. Aiaz Ahmed	1. M/s. SPR Construction Private Limited Rep. by Managing Director 2.M/s. HDFC Bank Limited Rep. by Managing Director & CEO	The Complainant party in person called absent. The counsel for the Respondent-1 present The counsel for the Respondent-2 present. The learned counsel for Respondent-1 submitted that in this matter a compromise has been arrived between the parties and to that effect they have filed Compromise Memo before the Registry on 27.03.2026. The matter is adjourned to 10.06.2026 for considering the Memo of Compromise.
13	C.No.018/2025	Thiru Soosai Antony Alagukumar P.	1.M/s. SPR Construction Private Limited Rep. by its Authorised Signatory Thiru S. Kishore Kumar Kawad 2.M/s. Binny Limited Rep. by its Authorised Officer	The counsel for the Complainant present and sought time to file the payment details as directed by this Authority during last hearing. The counsel for the Respondents-1 and 2 present and sought time for filing written arguments. The Authority directs the Respondents to file written argument within two weeks from today before the Registry by serving copy to the complaint by RPAD. The matter is posted to 10.06.2026 for filing payment details by the Complainant.
14	C.No.31/2025	Tmt. Rizwana	1)SPR Construction Private Limited Rep. by Managing Director 2)HDFC Bank Limited Rep. by Managing Director & CEO	The Complainant party in person called absent The counsel for Respondent-1 present The counsel for Respondent-2 present. The learned counsel for Respondent-1 submitted that in this matter a compromise has been arrived between the parties and to that effect they have filed Compromise Memo before the Registry. The matter is adjourned to 10.06.2026 for considering the Memo of Compromise.

15	RCP.No.157/2024	S. Xavier Britto	M/s. Akshaya Private Limited.,	The Complainant party in person present and filed payment of pre-EMI details paid to the Bank. The Counsel for the Respondent present The matter is posted today for arguments in the IA No.65/2025 filed by the Complainant seeking interim order restraining the Respondent not to alienate the schedule property and in the main case. Both the parties argued the matter in the main case as well as in in IA No.65/2025. The Authority reserved orders in the IA No.65/2025 and the main case in RCP No.157/2024.
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16	C.No.007/2025	1)Tmt. H. Santhi 2)Thiru H. Venkatesh	M/s. R.K.N. Construction Private Limited Represented by its Managing Director Thiru R. Radhakrishnanandam	The counsel for the Complainants present. The counsel for the Respondent present. The learned counsel for the Complainants submitted that their share of fee towards Independent Engineer has been remitted. However, the Respondent has not remitted their share of fee for the Independent Engineer. The learned counsel for the Respondent undertook to remit the fee on 06.04.2026 with the Registry. Therefore, the Authority appoints the Independent Engineer Mr. M.Muthuraman, former EE, TNHB for inspection of the project and submit his report by 25.04.2026. The Independent Engineer shall inform both the parties before undertaking the inspection so that the parties are available at the time of inspection by the Independent Engineer. The following issues to be covered in the inspection report. - Whether the construction is as per the approved plan and if there is any violation with reference to approved plan, list out such violation. - Regarding carpet area statement, it is to be verified with the carpet area available at site and the details of carpet area submitted to TNRERA at the time of registration and uploaded in the TNRERA website. - Whether there is any shortfall in the carpet area provided to the Complainants. - Whether common amenities, if any, provided as per the construction agreement. - Whether the complainants have been provided the apartment as per sale and construction agreement. - Whether any car park has been allotted to the Complainants as per the agreement, if so, the details have to be provided. On receipt of the inspection report, the Registry shall serve copy of the inspection report to both the Complainants and to the Respondent. Posted to 29.04.2026 for argument on the inspection report.
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17	64/2025	M/s. Akshaya Private Limited Represented by its Authorised Signatory Thiru R. Ravindran	Thiru M. Mohamed Sheriff	The Complainant present The Respondent already treated as ex-parte. The matter is posted to 15.06.2026 for arguments by the Complainant.
18	C.No.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 Complainant called absent. The Respondent party in person present Posted to 01.06.2026 for arguments finally.
19	C.No.153/2024	1.Mr.Logeswaran Janardhanan 2.Mrs.Kokilavani Balachandran	Casagrand Millenia Pvt.Ltd.	The counsel for the Complainants present. The counsel for the Respondent present and sought adjournment for arguments by their senior counsel. The IA No.2/2026 filed by the Complainants to file additional documents is allowed. The counsel for the Respondent also confirmed the receipt of additional documents served to them. The matter is adjourned to 27.04.2026 for arguments finally. No further adjournment.
20	C.No.110/2023	Thiru Rajesh Narayan Dwivedi	M/s. Olympia Tech Park (Chennai) Private Limited (previously known as KSM Nirman Pvt. Ltd.,)	The Complainant in C.No.110/2023 party in person present The Complainants in C.No.113/2023 is represented by one Mr.S. Veeraraj with authorization letter. The Complainant in C.No.114/2023 party in person present. All other Complainants called absent The counsel for the Respondent present and argued the matter. The counsel for the Respondent also filed index to typed set of documents. The case is posted today for final arguments by the Respondent. The Authority heard the parties and reserved for orders.
	C.No.111/2023	Thiru S. Saravanvel		
	C.No.113/2023	Tmt. Saroja Rani Jayaprakash		
	C.No.114/2023	Thiru CT Murugappan		
	C.No.115/2023	Thiru M. Selvamuthu		
	C.No.116/2023	Thiru Vijay Perumal		
	C.No.117/2023	Thiru S. Arun		
	C.No.118/2023	Thiru S. Srivatsan		

21	100/2023	P.Balasundaram	L.Ernest Peter Lawrence M/s.Bharati Constructions	The Complainant called absent. The counsel for the Respondent present and submitted that this project has been registered with TNRERA to that effect the learned counsel for the Respondent has filed a copy of the Form-C issued by TNRERA vide registration No.TN/11/Layout/7284/2022 dated 30.08.2022 for the project "Ashraya". It is seen from the complaint that there is only one prayer i.e. to direct the Respondent to register the house in complainant's name and handover the registered documents that means the property to be conveyed to the complainant by registering appropriate documents in the concerned Registrar office. The learned counsel for the Respondent submitted that the plot has been handed over to the Complainant and the required documents have also been registered in favour of the Complainant. The learned counsel also undertook to file the details such as copy of the sale deed and other documents within two weeks from today with the Registry by serving copy to the Complainant by RPAD. Since the project has already been registered, the IA No.92/2025 filed by the Complainant to amend the prayer is infructuous and hence the IA No.92/2025 is closed. Posted to 15.06.2026 for arguments.
22	C.No. 041/2024	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 Association present. The counsel for the Respondents-1 and 2 present. The counsel for the Petitioner/Obstructor present. All the parties argued the matter in IA No.79/2025 Reserved for orders.

23	C.No.136/2024	N.Naveen	M/s. Samprathy Developers LLP	The Complainant called absent. The counsel for the Respondent present and sought time to argue the matter. The matter is adjourned to 15.06.2026 for arguments finally.
24	E.P.No.009/2024 in C.No.010/2023	1.M.Krishnakumar 2.Mrs.Anitha .K	Tamil Nadu Teachers Housing Welfare Trust	The counsel for the Execution Petitioners present and argued the matter. The Respondent already set ex-parte. The Authority heard the Execution Petitioners and reserved for orders.
25	C.No.186/2024	J.Vatsala Jeganathan	M/s.Ananya Shelters Private Limited.	The counsel for Complainant present and filed Counter in IA No.9/2026 filed by the proposed impleading Respondent by serving copy to the Respondent-1 and the proposed impleading Respondent. The counsel for 1st Respondent present The counsel for the proposed impleading 2nd Respondent present The matter is adjourned to 03.06.2026 for arguments in the IA No.9/2026 as well as in the main case finally.
26	C.No.45/2025	M/s. Orchid Springss All Owners Association (OSAOA)	M/s. Alliance Projects Represented by its Chairman/Partner Thiru Manoj Sai Namburu	The counsel for the Complainant present The Respondent called absent. The Authority directs the Complainant to file a copy of the partial completion certificate issued for this project within two weeks from today before the Registry. Reserved for orders in IAs.

27	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	The counsel for the Complainant present The counsel for the Respondent-1 present Respondent-2 already set ex-parte. The counsel for Respondents-3 & 4 present The Respondents-3 & 4 sought time to file additional documents such as approved plan, etc. The Respondent-3 & 4 shall file additional documents, if any within one week before the Registry by serving copy to the Complainant and Respondent-1 by RPAD. The learned counsel for the Complainant submitted that the Respondent has already sold the plots meant for club house in spite of this Authority's directions on earlier occasion. Therefore, the learned counsel for the Complainant sought an interim direction may be issued to the Respondent not to alienate the plots as sought for in the IA Nos.13, 14 & 15 of 2024 and IA No.15 of 2026 till further orders. The interim order passed by this Authority on 09.04.2025 shall also be continued till disposal of this Complaint. The matter is adjourned to 22.04.2026 for arguments in all the IAs.
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28	34/2025	KLP Utsav Tower T2 Apartment Buyers Association	1.Sanklecha Infra Projects Private Limited Rep. by its Director, Thiru 2.Bhawarlal Jain M/s.KLP Projects Pvt. Ltd. 3.M/s. KLP Facility Management Services LLP	The counsel for the Complainant present The counsel for the Respondents present The learned counsel for the Complainant submitted that they want to file a Memo requesting for appointment of independent engineer. The complainant is advised to file in the form of IA within one week before the Registry with copy served to the Respondent by RPAD. The Respondent is directed to file Counter to the IA within one week from the date of receipt of copy of the IA from the Complainant before the Registry by serving copy to the Complainant by RPAD. The Respondent is also directed to extend the services like temporary supply of electricity, water supply and disposal of sewage, etc. till disposal of this complaint The matter is adjourned to 03.06.2026 for further adjudication.
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