



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 13-08-2026

CORAM

THE HON'BLE MR.JUSTICE S.M.SUBRAMANIAM

AND

THE HON'BLE MR.JUSTICE P.DHANABAL

REV.APPL Nos.184 to 186 of 2026 and
C.M.P.Nos.22447, 22451, 22462, 22464, 22454,
22456, 22459 and 22450 of 2026

R.Santhi Pitchaiya Nattar

... Applicants in all

-VS-

M/s.HOMEFINDERS HOUSING LTD.,
Rep. by its Chairman and Managing Director,
K.S.Ramalingam, Old Flat No.2C, Race View
Towers, 71 Mount road, Guindy, Chennai-32.

At Present. Block No. 10, Homefinders Estate,
Thiruvalluvar Salai, Ramapuram,
Chennai - 600 089.

... Respondents in all

REV.APPL No. 184 of 2026

Prayer: Application filed under Order 47 Rule 1 & 2 r/w Section 114 of CPC to Review the judgement dated 29-07-2025 passed in CMSA.No.23 of 2025.

REV.APPL No.186 of 2026

Prayer: Application filed under Order 47 Rule 1 & 2 r/w Section 114 of CPC to review the judgment dated 29.07.2025 passed in CMSA No.22 of 2025.

REV.APPL No.185 of 2026

Prayer: Application filed under Order 47 Rule 1 & 2 r/w Section 114 of CPC to review the judgement dated 29-07-2025 passed in CMSA.No.23 of 2025, set aside the order dated 21.02.2025 in Appeal No.26 of 2022



passed by the Honble Tamil Nadu Real Estate Appellate Tribunal, (TNREAT) and restore and affirm the order dated 28.02.2022 in CCP No.93 of 2020 passed by the Honble Tamil Nadu Real Estate Regulatory Authority (TNRERA).

For Applicant: Mr.Yogaa (in all)

For Respondent: Mrs.Aishwarya S.Nathan
For Mr.P.Mano Rajan (in all)

COMMON ORDER

(Order of the Court was made by S.M.Subramaniam J.)

The present Review Applications have been instituted to review the judgment dated 29.07.2025 passed in CMSA Nos.22 & 23 of 2025.

2. This Court has considered the issue raised between parties and held that no substantial question of law is involved to entertain the appeal under Section 58 of the Real Estate (Regulation and Development) Act, 2016 (in short 'the Act, 2016'). Sub-Section (1) to Section 58 contemplates that "Any person aggrieved by any decision or order of the Appellate Tribunal, may, file an appeal to the High Court, within a period of sixty days from the date of communication of the decision or order of the Appellate Tribunal, to him, on any one or more of the grounds specified in Section 100 of the Code of Civil Procedure, 1908." Therefore, substantial question of law is mandatory for



entertaining appeal under Sub-Section (1) to Section 58 of the Act,
2016.

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3. In the present case, this Court found that there is no substantial question of law involved. Even in the Review Application, Application has raised factual ground, which need not be adjudicated in the absence of any substantial question of law.

Consequently, the present Review Applications are dismissed. No costs. Consequently, connected Miscellaneous Petitions are closed.

(S.M.S.,J.) (P.D.B.,J.)
13-08-2026

Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No
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S.M.SUBRAMANIAM,J.
AND
P.DHANABAL,J.
AR

REV.APPL Nos.184 to 186 of 2026

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