



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 01-06-2026

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THE HONOURABLE MRS.JUSTICE T.V.THAMILSELVI

CRP No. 2614 of 2026

1. Prasanna Vikash
S/O. B.Krishnaswamy, Villa No.181,
Pacifica Aurum Boulevard, Rajiv
Gandhi Salai (OMR), Padur,
Chengalpattu District - 603103. Rep. by
his father and Power of Attorney holder,
B.Krishnaswamy, S/o.
S.Balasubramniam, Villa No.181,
Pacifica Aurum Boulevard, Rajiv Gandhi
Salai (OMR), Padur, Chengalpattu
District - 603103.

Petitioner(s)

Vs

1.Sylvanus Builders and Developers
Ltd
Rep. by its Director, Sanjil Ramesh
Chandhani, 33, Amarplash Bungalows,
Behind Fun Republic, Ramdev Nagar,
Ahmedabad - 380015.

2.Pacifica (Chennai Project)
Infrastructure Co.Pvt. Ltd,
(Rep.by its Managing Director,
RockyIsrani) 33, Amarplash
Bungalows, Behind Fun Republic,
Ramdev Nagar, Ahmedabad 380 015

Respondent(s)



PRAYER:

Civil Revision Petition filed under Article 227 of Constitution of India, prays to set aside the order dated 31.7.2024 in SR.No.29/2024 in Unnumbered CCP/2024 passed by the learned Adjudicating Officer, Tamil Nadu Real Estate Regulatory Authority, Chennai and direct the learned Adjudicating officer, TNRERA, Chennai to number the said complaint for adjudication on merits, and thus render justice.

For Petitioner(s): MR. N.Radhakrishnan

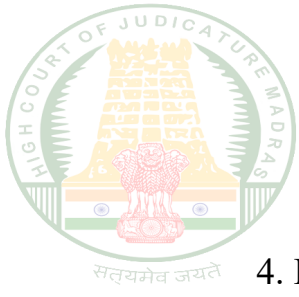
For Respondent(s):

ORDER

The petitioner has challenged the order dated 31.7.2024 in SR.No.29/2024 in Unnumbered CCP/2024 passed by the learned Adjudicating Officer, Tamil Nadu Real Estate Regulatory Authority, Chennai.

2. However, without availing the statutory appellate remedy available under the relevant enactment, the petitioner has directly approached this Court.

3. In view of the availability of an effective alternative remedy, this Court is not inclined to entertain the petition under Article 227 of the Constitution of India. Accordingly, the petition is not maintainable.



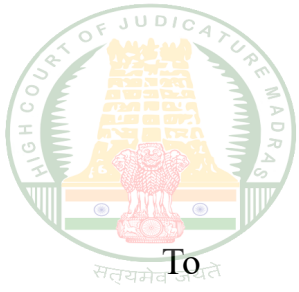
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4. However, liberty is granted to the petitioner to approach the appropriate appellate authority in the manner known to law.

5. Accordingly, the Civil Revision petition stands dismissed. No costs.

01-06-2026

Index: Yes/No
Speaking/Non-speaking order
Internet: Yes
Neutral Citation: Yes/No
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To

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3. The Adjudicating Officer, Tamil
Nadu Real Estate Regulatory Authority,
Chennai.

4. The Section Officer, VR Section,
High Court of Madras.



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T.V.THAMILSELVI J.
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