



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 23-03-2026

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THE HONOURABLE MR JUSTICE KRISHNAN RAMASAMY

**WP No. 33583 of 2023
AND WMP NO. 33393 OF 2023**

1. R.Rathinaraj
S/o. M. Radhakrishnan,
No 8 / 4 / 14, Savdi Street,
Pattiveeranspatti Nilakottai Taluk
Dindugal District 624 211 and another

2.R. Saranya
W/o R. Rathinaraj,
S/o. M. Radhakrishnan,
No 8 / 4 / 14, Savdi Street,
Pattiveeranspatti Nilakottai Taluk
Dindugal District 624 211

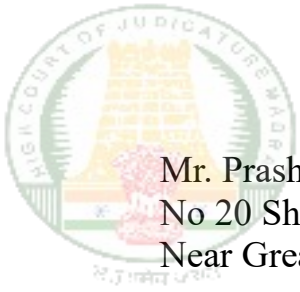
Petitioner(s)

Vs

1. The Chairperson
Tamilnadu Retal Estate Regulatory Authority
(tnrera) No 1a, 1st Floor Gandhi Irwin
Bridge Road Egmore Chennai 600 008

2.M/s. Sare Shelters Projects Private Limited
Rep By Its Director
Mr. Chokkalingam Saravanan
Having Registered Office At
1st Floor, Icon C- 42 And C-43
Thiru Vi Ka Industiral Estate
Guindy Chennai 600 032
And Also Having Office At
Crescent Parc Dewry Terrances
Project Ward No 06 Thirupporur Taluk
Kanchipurma District 603 110

3.M/s Karche And Associated
Repd By Its Director



Mr. Prashaant S. Kharche
No 20 Shafee Mohammed Road
Near Greams Road Chennai 600 006

4.M/s. Kannimar Consultants
Repd By Its Directorv, Mr. S. Subramaniam
New No 14 Old No 17a Kannimar Village
Ganga Nagar Jafferkhanpet Ashok Nagar
Chennai 600 083

Respondent(s)

PRAYER

Writ Petition filed under Article 226 of the Constitution of India, praying to issue a Writ of Mandamus, directing the first Respondent and its subordinate Administrative officer, TN REAL ESTATE REGULATRY AUTHORITY, to accept the case papers pertaining to SR No 243 / 2022 dated 24.07.2023 without insisting upon the compliance of the returns made by him in SI. No 3, 4 and 56 and number the same immediately and also directing the 1st Respondent to sent the case papers to the single Member Bench to deal with the relief claimed by us penalty upon the respondents u/s. 60 of the RERA Act for providing false information or contravenes under the Provisions of Section 4 in the Application for Registration and status update regarding the Real estate Project for Villa No B59 - 02 on Plot No 1297 situated in Crescent Parc OMR Chennai by the 2nd 3rd and 4th Respondents and also to try the case whether they have performed their duty as per law.

For Petitioner(s): Mr.C.Sundarraaj

For Respondent(s): No appearance

ORDER

This writ petition has been filed to direct the 1st respondent, and its subordinate Administrative officer, to accept the case papers pertaining to SR No 243 / 2022 dated 24.07.2023 without insisting upon the compliance of the returns made by him in SI. No 3, 4 and 5 and number the same immediately.



2. The learned counsel for the petitioner would submit that the case papers in SR.No.243 of 2022 filed by the petitioner was returned by the respondent for non-compliance of returns made by him. According to the petitioner, he had already complied with the returns made by him in Sl.Nos.3, 4 & 5 and now, he is ready to comply with the Sl.Nos.1, 2 & 6. In spite of the same, the petitioner's case was returned by the 1st respondent. Hence, this petition.

3. Today, there is no representation on behalf of the respondents.

4. Heard the learned counsel for the petitioner and perused the entire materials available on record.

5. In the case on hand, it appears that initially, the petitioner's case was filed before the 1st respondent on 24.07.2023, however, the same was returned on the aspect of non-compliance of returns made by him at Sl.Nos.3, 4 & 5. According to the petitioner, he has already complied with the returns made by him at Sl.No.3, 4 & 5. Without considering the same, the petitioner's case was returned by the 1st respondent. Further, it was ensured by the petitioner that he will also comply with the returns made by him at Sl.Nos.1, 2 & 6.



6. In view of the above, the petitioner is directed to comply with the Sl.Nos.1, 2 & 6 and thereafter, submit his case before the 1st respondent. In such case, the 1st respondent is directed to take the appeal on record and number the same, in accordance with law, if it is otherwise in order.

7. With the above directions, this writ petition is disposed of. No cost.

23-03-2026

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Index:Yes/No

Speaking/Non-speaking order

Internet:Yes

Neutral Citation:Yes/No

To

1.The Chairperson

Tamilnadu Retal Estate Regulatory
Authority (tnrera) No 1a, 1st Floor
Gandhi Irwin Bridge Road Egmore
Chennai 600 008

2.M/s. Sare Shelters Projects Private
Limited

Rep By Its Director Mr. Chokkalingam
Saravanan Having Registered Office At
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Crescent Parc Dewry Terrances Project
Ward No 06 Thirupporur Taluk
Kanchipurma District 603 110



3.M/s Karche And Associated
Repd By Its Director Mr. Prashaant S.
Kharche No 20 Shafee Mohammed
Road Near Greams Road Chennai 600
006

4.M/s. Kannimar Consultants
Repd By Its Directorv, Mr. S.
Subramaniam New No 14 Old No 17a
Kannimar Village Ganga Nagar
Jafferkhanpet Ashok Nagar Chennai
600 083



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