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C.M.S.A.No.68 of 2024

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 24.11.2025

CORAM :

THE HONOURABLE MR.JUSTICE R. SURESH KUMAR
AND
THE HONOURABLE MR.JUSTICE HEMANT CHANDANGOUDAR

C.M.S.A.No.68 of 2024 and C.M.P.No.22708 of 2024

M/s. Malles Constructions Private Limited
Rep. By its Director, C.Thilak Raj
New No.19, Tanjore Road
Near Panagal Park, T.Nagar
Chennai – 600 017.

.. Appellant

Vs.

1. Malles Aashira Owners Welfare Association
Rep. By its Honorary Secretary M.Murali
Malles Aashira, Nookampalayam Main Road
Perumbakkam, Chennai – 600 100.

2. Malles Akanksha Flat and Villa Owners Welfare Association
Rep. By its Secretary Prabhu Alexander
Block A1, Flat 101, Malles Akanksha
Nookampalayam Main Road
Perumbakkam, Chennai – 600 100.

.. Respondents

Prayer: Appeal filed under Section 100 of the Civil Procedure Code
r/w Section 58(1) of the Real Estate (Regulation and Development)
Act, 2016, against the order dated 14.08.2024 passed by the
learned Tamil Nadu Real Estate Appellate Tribunal, Chennai, in
Appeal No.15/2024, which was filed against the order passed by the
learned Regulatory Authority on 29.01.2024 in C.No.108/2022.



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For the Appellant : Mr.Sathish Parasaran
Senior Counsel
for M/s.Ganesh and Ganesh

For the Respondents : Mr.M.Benazir Begum
for R1

Mr.Srinath Sridevan
Senior Counsel
for Ms.Rohini Ravikumar
for R2

ORDER

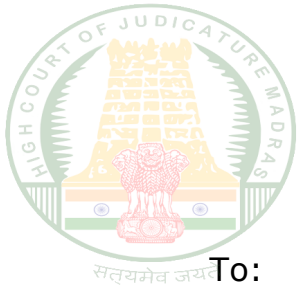
(Order of the Court was made by R.SURESH KUMAR, J.)
At request, post the present appeal on 10.12.2025.

2. The 1000 Sq. Ft. of the alleged office area retained by the Builder Appellant in the Club House, which is exclusively claimed to be the sole property of the first respondent Association, shall be kept in the same status for the period of two weeks or till the next date of hearing. Except the said 1000 Sq. Ft. area, rest of the area presently used by the first respondent shall continue.

(R.S.K., J.) (H.C., J.)
24.11.2025

Speaking Order/Non-Speaking Order
Index:Yes/No
Internet:Yes/No
Neutral Citation:Yes/No

(drm)



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To:

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1. The Tamil Nadu Real Estate Appellate Tribunal, Chennai.



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R. SURESH KUMAR, J.
AND
HEMANT CHANDANGOUDAR, J.
(drm)

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