



S.A.No.287 of 2026 and
C.M.P.No.9907 of 2026

S.SOUNTHAR,J.

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This Second Appeal is admitted on the following substantial questions of law:

“(i) Whether the Courts below are justified in granting a decree directing the first defendant to create a common society for the welfare of the entire residents / owners in the senior citizen project, in the absence of any specific prayer?

(ii) Is not the Courts below erred in holding that the Real Estate (Regulation and Development) Act, 2016, is retroactive and applicable to the projects that were completed even prior to the coming into force of the said Act?”

2. Mr.Karthik Sundaram, learned counsel, takes notice for R1 to R4 and R7 to R9. Notice to the other respondents returnable in six weeks.

3. The Registry is directed to call for the records from the Courts below.

4. List the matter after six weeks.

20.04.2026

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