

WEB COPY



W.P.Crl.No.1276 of 2026 etc. & Batch

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 10.07.2026

CORAM :

THE HONOURABLE MR. SUSHRUT ARVIND DHARMADHIKARI,
CHIEF JUSTICE

AND

THE HONOURABLE MR.JUSTICE G.ARUL MURUGAN

W.P.Crl.Nos.1276 & 1318 of 2026

and

W.P.M.P.Crl.Nos.568 & 569 of 2026

AND

W.P.Nos.19614, 19624, 19650 & 19653 of 2026

and

W.M.P.Nos.22648,29381,29385,29392,29394,29400 & 29401 of 2026

Vandana Parvez
No.9M, SIS Meridian,
Velachery Bypass Road,
Chennai - 600 042.

Petitioner(s) in all cases

Vs

1. The Government of India,
Rep. by the Secretary to the Government,
Ministry of Corporate Affairs, Central Secretariat,
No.234, South Block, New Delhi.

2.The Government of Tamil Nadu,
Rep. by the Chief Secretary, Secretariat,
Fort St. George, Chennai - 600 009.

3.Director of Central Bureau of Investigation



W.P.Crl.No.1276 of 2026 etc. & Batch

Rep. by Shri Praveen Sood, CGO Complex,
Lodhi Road, New Delhi, India.

4. Director of the Enforcement Directorate (ED),
Rep. by Shri Rahul Navin,
Room No.201, A-Block, Pravartan Bhawan,
Dr.APJ Abdul Kalam Road, New Delhi - 110011.

5. The Special Director,
Rep. by Shri Prashant Kumar,
Enforcement Directorate, Shastri Bhawan,
3rd Floor, 3rd Block, B Wing, No.26,
Haddows Road, Chennai - 600006.

6. The Investigating Officer
Rep. by Shri Kamal Mohan,
Tamil Nadu Crime Branch,
No.132 Commissioner Office Building,
EVK Sampath Road, Vepery, Chennai - 600 007.

7. The Superintendent of Police (CB-CID)
Rep. by Thiru V.Vinoth Santharam,
No.220, Old Commissioner of Police Complex,
Pantheon Road, Komaleeswaranpet, Egmore,
Chennai - 600 008.

8. Additional Director General of Police,
Thiru T.S.Anbu, IPS, CB-CID, No.220,
Pantheon Road, Old Commissioner of Police
Complex, Egmore, Chennai - 600008,
Tamil Nadu, India.

9. IVRCL Ltd.,
Rep. by Liquidator, MIHIR,H
No.8-2-350/5/A/24/1-Band 2, Panchavati Colony,
Road No.2, Banjara Hills, Hyderabad - 500034.

10. State Bank of India
Rep. by its Chairman, Corporate Centre,
State Bank Bhavan, Madame Cama Road,



W.P.Crl.No.1276 of 2026 etc. & Batch

Nariman Point, Mumbai - 400 021, India.

11. Central Bank of India,
Rep. by its Chairman and Managing Director,
Central Office at Chander Mukhi, Nariman Point,
Mumbai - 400 021.

12. Liquidator of M/s.IVRCL Ltd.,
MIHIR, H No.8-2-350/5/A/24/1-B and 2,
Panchavati Colony, Road No.2, Banjara Hills,
Hyderabad - 500034.

13. The Collector of Kancheepuram District,
First Floor, Collectorate Office, Vandavasi Salai,
Little Kanchipuram, Tamil Nadu - 631 501.

14. The Revenue Officer of Kancheepuram District,
Collectorate Office, Vandavasi Salai, Little
Kanchipuram, Tamil Nadu - 631 501.

15. The Sub-Registrar,
Sub-Registrars Office, Sunguvarchatram,
Sriperumbudur Taluk, Kanchipuram District.
Tamil Nadu.

16. M/s.WS Industries Limited,
108, Mount Poonamallee Road, Porur,
Chennai - 600116.

17. M/s.IVRCL Ltd.
Rep. by Liquidator, MIHIR,
H No.8-2-350/5/A/24/1-B and 2, Panchavati
Colony, Road No.2, Banjara Hills,
Hyderabad - 500034.

18. R. Balarami Reddy,
Joint Managing Director,
M/s.IVRCL Ltd. Plot No.116, Hill Ridge Villa,
Gachibowli, Hyderabad - 500032.



W.P.Crl.No.1276 of 2026 etc. & Batch

19.M/s.IVR Hotels and Resorts Limited
SPV Developer, Aavisa Golf Township
Rep. by E.Sunil Reddy, (then) Director,
MIHIR, 8-2-3580/5/A/2/1B and 2, Road No.2,
Panchavati Colony, Banjara Hills, Hyderabad,
Telangana-500034.

20.E.Sunil Reddy,
Director, M/s IVR Hotels and Resorts Ltd.
Flat No.G2, Block -8, Hill Ridge Apartments,
Gachibowli, Hyderabad - 500 032.

21.Rebala Balarami Reddy,
Director, M/s IVR Hotels and Resorts Ltd. Plot
No.116, Road No.8, Hill Ridge Villas, Behind IIIT,
Gachibowli, Hyderabad - 500032.

22.Theodore Solomon E.C.,
Director M/s.IVR Hotels and Resorts Ltd., AK 52,
New No.134/6, S2, Second Floor, AK Block,
7th Main Road, Anna Nagar, Chennai - 600040.

23.Mummaka Murali Mohan,
Director, M/s.IVR Hotels and Resorts Ltd.
Flat No.5110/5304, Srila Towers, Hyder Nagar,
Kukatpally, Telangana - 500085.

24.Pammi Edward Silvistor,
Director M/s.IVR Hotels and Resorts Ltd.
Door No.2-30/3/ADL/8-804, Aditya DSR Lake
Side, Behind HP Filling Station, Indira Nagar,
Gachibowli, Hyderabad - 500032.

25.Kotak Mahibndra Group and its subsidiaries
Rep. by Subramanian Srinivasan, Director,
M/s.IVR Hotels and Resorts Ltd. No.203, 204,
Shantanu Building, St.Martin Road,
Near Bhaiyya Gym, Bandra West,
Mumbai - 400050.



W.P.Crl.No.1276 of 2026 etc. & Batch

26.Nagarajan Ganapathi
Director, M/s.IVR Hotels and Resorts Ltd No.15,
E002, Mytheryi Naimisha, Bannerghatta Main
Road, Lakkasandra, Bangalore South, Bengaluru,
Karnataka - 560030.

Respondent(s) in all cases

Prayer in WP.Crl.No.1276 of 2026 : Petition filed under Article 226 of the Constitution of India praying for issuance of a Writ of Mandamus directing the 3rd respondent (Central Bureau of Investigation) to (a) submit a complete copy of the Chargesheet/Final Report in FIR.No. RC0782020E0010 dated 28.12.2020 before this Hon'ble Court, together with officials details of all steps taken, prosecutions initiated, and illegal properties identified pursuant to the Forensic Audit submitted by the State Bank of India within a time-bound period as this Hon'ble Court may fix (b) forthwith officially hand over and share the said chargesheet and all investigation materials in FIR No. RC0782020E0010 with respondents 4, 5 and 6 (Enforcement Directorate) to enable comprehensive PMLA attachment proceedings under Section 5 of PMLA, 2002, in respect of Benami properties and laundered assets estimated at Rs.13,000 - 13,500 crores (d) file a comprehensive calendar complaint (CC) if not so done, already, before the appropriate authority in respect of the crimes/frauds detailed in the Forensic Audit of FIR No.RC0782020E0010.

Prayer in WP Crl. No. 1318 of 2026 : Petition filed under Article 226 of the Constitution of India praying for issuance of a Writ of Mandamus directing respondents 4,5 and 6 (Enforcement Directorate) to a) forthwith attach, over and above the already attached properties worth

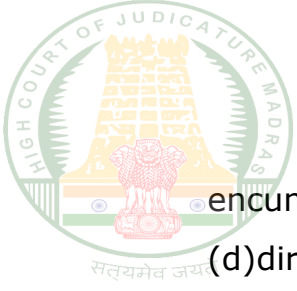
Page 5 of 29



W.P.Crl.No.1276 of 2026 etc. & Batch

Rs.20,11,67,026.97 under PAO dated 24.12.2025, the full proceeds of crime accrued by the accused companies and their directors, estimated at Rs.13000-13500 crores, under Section 5 of the PMLA 2002, in strict compliance with the order of this Hon'ble Court in contempt petition No.1228/2025 dated 04.08.2025 and file a comprehensive private complaint before the appropriate PMLA authority at Chennai in respect of all proceeds of crime and laundered assets documented in the Forensic Audit and the dossier 'Predators of Public Prosperity'.

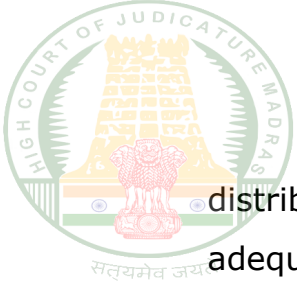
PRAYER in WP No. 19614 of 2026 : Petition filed under Article 226 of the Constitution of India praying for issuance of a Writ of Certiorarified Mandamus (a) quashing the setting aside the e-auction sale notice dated 21.02.2023 bearing reference SAM HYD-2022-23/457 issued by 11th respondent (Central Bank of India) and the consequent purported sale/confirmation of sale of approximately 254 acres of the Aavisa Project lands in favour of 16th respondent (M/s.WS Industries Limited) as being void *ab initio*, illegal, arbitrary (b) declaring that no valid title has been or can be conferred upon M/s.WS Industries Limited pursuant to the impugned auction and directing M/s.WS Industries to forthwith refrain from taking any steps towards development, possession, mutation, registration, or creation of any rights in respect of the said 254 acres, pending disposal of this writ petition and all connected matters (c) directing 11th respondent (Central Bank of India) to conduct a fresh fair and RERA-complaint valuation of the 254 acres in accordance with the TNREGINET guideline value as on 01.04.2023 (Rs.1,00,00,000 per acre aggregate Rs.254 crores) and to issue a fresh auction notice with full and accurate disclosure of all



W.P.Crl.No.1276 of 2026 etc. & Batch

encumbrances and the subsisting rights of all 181 homebuyers and (d)directing 11th respondent to distribute Rs.107.35 crore auction proceeds in accordance with the waterfall under Section 53 of the IBC, 2016, recognising 181 homebuyers as financial creditors with priority rights.

Prayer in WP No. 19624 of 2026 : Petition filed under Article 226 of the Constitution of India praying for issuance of a writ of Prohibition a) Prohibiting 12th respondent (Liquidator of M/s. IVRCL Ltd.) from taking any further steps towards the sale, auction, transfer, mutation, registration, delivery of possession, or creation of any third-party rights in respect of the (247+152) acres of Aavisa Project lands mortgaged vide Deed No.4801/2014 dated 12.09.2014 and Deed No.1878/2015 dated 29.04.2015 and securitized by 10th respondent (State Bank of India), b) Directing 12th respondent to comply with the doctrine of *lis pendens* under Section 52 of the Transfer of Property Act, 1882 in respect of all pending proceedings and to refrain from dealing with the Aavisa project lands in any manner adverse to the interests of the 181 homebuyers, c) directing 12th respondent to place before this Hon'ble Court a complete and audited inventory of all assets of M/s.IVRCL Ltd., forming part of the liquidation estate, including the Aavisa project lands, Benami properties, and offshore entities listed in the 35th Annual Report FY 2021-22 and the Forensic Audit in FIR No.RC0782020E0010, and d) directing Respondents 10 and 12 to ensure that the 181 homebuyers as financial creditors under Section 5(8)(f) of the IBC, 2016, are recognized and protected in the waterfall mechanism under Section 53 of the IBC, 2016 and that no



W.P.Crl.No.1276 of 2026 etc. & Batch

distribution of liquidation or SARFAESI proceeds is made without adequate provision for homebuyers claims.

WEB COPY

Prayer in WP No. 19650 of 2026 : Petition filed under Article 226 of the Constitution of India praying for issuance of a Writ of Mandamus directing the respondents 13 and 14 (Collector and Revenue Officer, Kancheepuram District, a) Not to convert, permit conversion, or record any change in the west special Type-1 classification of the wetlands within and surrounding the 700 acres at Santhavelore and Pappankuzhi Villages, Sriperumbudur Taluk, Kancheepuram District (as detailed in SEIAA letter No.SEIAA/TN/EC/8(a)/056/F-127/2009 dated 03.08.2009) in strict compliance with Rules 6(1)(a) and 6(1)(e) of GO.Ms.No.79 dated 04.05.2017 and the wetlands (Conservation and Management) Rules, 2017 (b)to conduct a mandatory personal site inspection under Rule 6(2) of G.O.Ms.No.79/2017 and submit an inspection report before this Hon'ble Court within a period to be fixed by this Hon'ble Court (c) Take immediate legal action against M/s.IVR Hotels & Resorts Ltd. and M/s.WS Industries Limited for erecting illegal barricades, artificially filling and elevating land boundaries to obstruct agricultural activity and disrupt hydrological connectivity, in violation of IPC Sections 441 and 447 and Rule 4(ii) of the Wetlands Rules, 2017, and d) Ensure that no Revenue entry, patta, mutation or change in the agricultural classification of any portion of the Aavisa lands is made without prior compliance with all applicable statutory requirements.

Prayer in WP No. 19653 of 2026 : Petition filed under Article 226 of the Constitution of India praying for issuance of a Writ of Mandamus



W.P.Crl.No.1276 of 2026 etc. & Batch

directing the 15th respondent (Sub Registrar of Sunguvarchatram) to,
a)Not to register, mutate, or record any transfer sale deed, gift deed,
sale certificate, or any other instrument in respect of any portion of
the Aavisa Golf Township project lands measuring approximately 700
acres at Santhavelore and Pappankuzhi Villages, Sriperumbudur Taluk,
Kancheepuram District (as detailed in SEIAA letter No.SEIAA/TN/EC/
8(a)/056/F-127/2009 dated 3.08.2009) in favour of 16th respondent
(M/s.WS Industries Limited) or any other party, b)take cognizance of
and give effect to the *lis pendens* created by all pending proceedings.

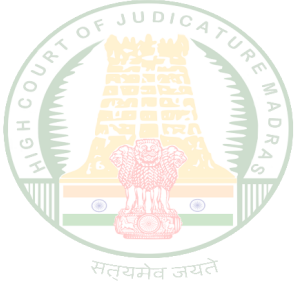
For Petitioner(s) Dr.Vandana Parves
in all cases : Petitioner-in-person

For Respondent(s):Mr. A.Kumaraguru
Senior Panel Counsel for R1

Mr. R.Veeramani
Government Pleader for R2, R13 to R15

Mr. AR.L.Sundaresan
Additional Solicitor General of India
Assisted by Mr. N.Ramesh
Special Public Prosecutor for ED Cases
for R4 and R5

Mr. M.Dinesh Government Advocate
(Crl. Side) for R6 to R8



WEB COPY

W.P.Crl.No.1276 of 2026 etc. & BatchCOMMON ORDER

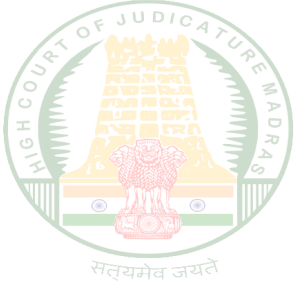
[Made by G.ARUL MURUGAN, J.]

The petitioner, appearing in person, has preferred a batch of six writ petitions. Though the respondents are common to all these petitions, different reliefs have been sought against different authorities in each of the petitions. Since the issues raised in all these petitions are interconnected, the petitions are heard analogously and disposed of by this common order.

2. For better understanding, the reliefs sought in each of the writ petitions are as follows:

2.1. W.P.(Crl.)No.1276 of 2026 filed under Article 226 of the Constitution of India, seeking a Writ of Mandamus to direct the 3rd Respondent (Central Bureau of Investigation) to:

(a) Submit a complete copy of the Chargesheet/Final Report in FIR No. RC0782020E0010 dated 28.12.2020 before this Court, alongside official disclosures of asset tracking, structural prosecutions, and illegal properties identified via the Forensic Audit initiated by the State Bank of India within a judicially



WEB COPY

W.P.Crl.No.1276 of 2026 etc. & Batch

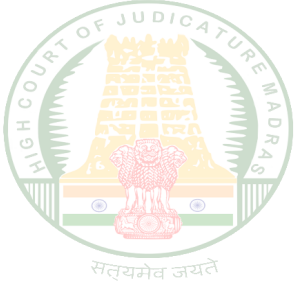
prescribed timeline.

(b) Share and transmit the complete investigative records, chargesheets, and evidentiary dossiers in FIR No. RC0782020E0010 to Respondents 4, 5, and 6 (Directorate of Enforcement) to facilitate provisional attachment proceedings under Section 5 of the Prevention of Money Laundering Act (PMLA), 2002, regarding alleged proceeds of crime estimated between Rs.13,000 Crores to Rs.13,500 crores.

(c) File a comprehensive Calendar Complaint (CC) before the jurisdictional Special Court regarding the financial infractions detailed in the State Bank of India Forensic Audit.

2.2. W.P.(Crl.)No.1318 of 2026 filed under Article 226 of the Constitution of India, seeking a Writ of Mandamus to direct Respondents 4, 5, and 6 (Directorate of Enforcement) to:

(a) Attach under Section 5 of the PMLA, 2002, all remaining proceeds of crime accumulated by the accused corporate entities and their directors, estimated at Rs.13,000 crores to Rs.13,500 crores, supplementing the existing assets of Rs.20,11,67,026.97 attached under the Provisional Attachment



WEB COPY

W.P.Crl.No.1276 of 2026 etc. & Batch

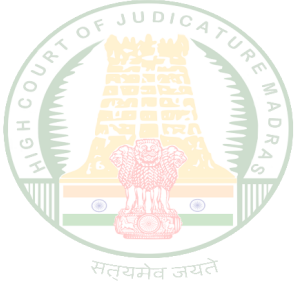
Order (PAO) dated 24.12.2025, in adherence to this Court's directions in Contempt Petition No. 1228/2025 dated 04.08.2025.

(b) Initiate a comprehensive private complaint before the designated PMLA Special Court at Chennai concerning all laundered assets documented in the relevant Forensic Audit and the dossier titled "*Predators of Public Prosperity*".

2.3. W.P.No.19614 of 2026 filed under Article 226 of the Constitution of India, seeking a Writ of Certiorarified Mandamus to:

(a) Call for the records, quash, and set aside the E-Auction Sale Notice dated 21.02.2023 (Ref: SAM HYD-2022-23/457) issued by the 11th Respondent (Central Bank of India), and invalidate the subsequent sale and confirmation of approximately 254 acres of "Aavisa Project" lands to the 16th Respondent (M/s. W.S. Industries Limited) as *void ab initio*, arbitrary, and illegal.

(b) Declare that no valid legal title passes to M/s. W.S. Industries Limited under the impugned auction, and restrain them from developing, possessing, mutating, or registering the said 254 acres during the pendency of these proceedings.



WEB COPY

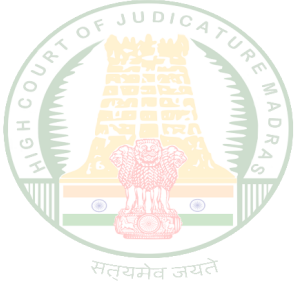
W.P.Crl.No.1276 of 2026 etc. & Batch

(c) Direct the 11th Respondent to conduct a fresh, fair valuation compliant with the Real Estate (Regulation and Development) Act (RERA), using the TNREGINET guideline value as of 01.04.2023 (benchmarked at Rs.1,00,00,000 per acre; totaling Rs.254 crores), and reissue an auction notice disclosing all encumbrances and the statutory rights of the 181 affected homebuyers.

(d) Direct the 11th Respondent to distribute the Rs.107.35 crore auction proceeds according to the asset distribution waterfall under Section 53 of the Insolvency and Bankruptcy Code (IBC), 2016, prioritizing the 181 homebuyers as financial creditors.

2.4. W.P.No.19624 of 2026 filed under Article 226 of the Constitution of India, seeking a Writ of Prohibition to:

(a) Prohibit the 12th Respondent (Liquidator of M/s. IVRCL Limited) from executing any sale, auction, transfer, mutation, or creation of third-party rights over the (247 + 152) acres of Aavisa Project lands mortgaged via Registered Deed No. 4801/2014 dated 12.09.2014 and Deed No. 1878/2015 dated



WEB COPY

W.P.Crl.No.1276 of 2026 etc. & Batch

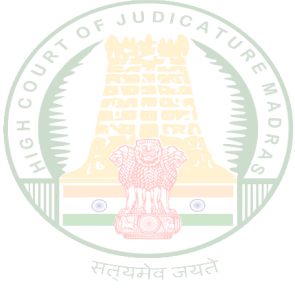
29.04.2015, which were securitized by the 10th Respondent (State Bank of India).

(b) Direct the 12th Respondent to comply with the doctrine of *lis pendens* under Section 52 of the Transfer of Property Act, 1882, and protect the interests of the 181 homebuyers across all pending liquidation dealings.

(c) Direct the 12th Respondent to submit a complete, audited asset inventory of M/s. IVRCL Limited within the liquidation estate, covering the Aavisa Project lands, alleged benami properties, and offshore entities disclosed in the 35th Annual Report (FY 2021-22) and the CBI Forensic Audit.

(d) Direct Respondents 10 and 12 to recognize and protect the 181 homebuyers as financial creditors under Section 5(8)(f) of the IBC, 2016, ensuring no liquidation or SARFAESI proceeds are distributed under Section 53 without resolving their claims.

2.5. W.P.No.19650 of 2026 filed under Article 226 of the Constitution of India, seeking a Writ of Mandamus to direct Respondents 13 and 14 (The District Collector and District Revenue Officer, Kancheepuram) to:



WEB COPY

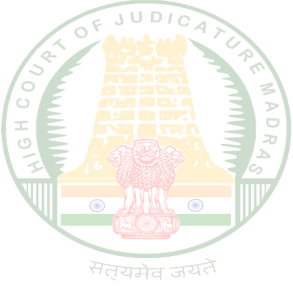
W.P.Crl.No.1276 of 2026 etc. & Batch

(a) Maintain the protected environmental classification of the wetlands situated within and around the 700-acre project area in Santhavelore and Pappankuzhi Villages (Sriperumbudur Taluk), as identified in the SEIAA Letter (Ref: SEIAA/TN/EC/8(a)/056/F-127/2009) dated 03.08.2009, in strict compliance with Rules 6(1)(a) and 6(1)(e) of G.O. Ms. No. 79 dated 04.05.2017 and the Wetlands (Conservation and Management) Rules, 2017.

(b) Conduct a formal site inspection under Rule 6(2) of G.O. Ms. No. 79/2017 and file an independent evaluation report before this Court.

(c) Initiate enforcement actions against M/s. IVR Hotels & Resorts Limited and M/s. W.S. Industries Limited for allegedly constructing illegal barriers and altering topography to block agricultural activity and natural waterways, violating Sections 441 and 447 of the Indian Penal Code (IPC) and Rule 4(ii) of the Wetlands Rules, 2017.

(d) Ensure no revenue entry, patta mutation, or conversion of agricultural classification is processed for the Aavisa lands without full statutory compliance.



WEB COPY

W.P.Crl.No.1276 of 2026 etc. & Batch

2.6. W.P.No.19653 of 2026 filed under Article 226 of the Constitution of India, seeking a Writ of Mandamus to direct the 15th Respondent (Sub-Registrar, Sunguvarchattram) to:

- (a) Refuse registration or mutation for any transfer deed, gift deed, sale certificate, or conveyance conveyance instrument regarding the 700-acre Aavisa Golf Township project lands across Santhavelore and Pappankuzhi Villages in favor of the 16th Respondent (M/s.W.S. Industries Limited) or any third party.
- (b) Record and enforce the regulatory and judicial *lis pendens* emerging from these ongoing litigations on the property's encumbrance registers.

3. It is the case of the petitioner that she is a lawful allottee/homebuyer in the "Aavisa Golf Township", a large-scale real estate project developed by the Special Purpose Vehicle (SPV) company named M/s.IVR Hotels and Resorts Private Limited. It is further stated that the residential project spans approximately 700 acres at Sandhavellore and Pappankuzhi Villages of Sriperumbudur



W.P.Crl.No.1276 of 2026 etc. & Batch

Taluk, Kanchipuram District. The petitioner had purchased Villa No.20B and including the petitioner, there are 181 homebuyers. The promoters allegedly defrauded around Rs.400 to Rs.500 Crores by not providing amenities like a golf course, golf club, hotel, school, hospital, and retail commercial space as promised in the Aavisa presentation.

4. In response to the homebuyers' grievances, the Tamil Nadu Real Estate Appellate Tribunal (TNREAT) has already by order dated 27.09.2023 in the appeal, directed the SPV developers to register the Aavisa project under the Real Estate (Regulation and Development) Act, 2016 [hereinafter referred to as 'RERA']. The Execution Petition in EP.No.42 of 2023 for registration of the 700 acre project is also pending.

5. The petitioner, in the affidavit, has listed out the following irregularities/grievances in respect of the relief sought in the writ petitions, which are as follows:

(i) The nationalized bank has been defrauded by the promoters by availing huge loans through manipulation and fraud, for which an First Information Report (FIR) has been registered at the instance of the bank, followed by registration of an Enforcement Case Information



W.P.Crl.No.1276 of 2026 etc. & Batch

Report (ECIR) by the Enforcement Directorate.

(ii) Transactions in the 700 acres of the project are being made through fraudulent alienation, including auctions conducted by the bank/secured creditor under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, [hereinafter referred to as 'SARFAESI Act'], from the wetlands.

(iii) The wetlands are being illegally converted for development against the provisions of the Wetlands (Conservation and Management) Rules, 2017, thereby disturbing the waterbodies.

(iv) Delay by the Central Bureau of Investigation (CBI) in completing the investigation and filing the charge sheet pursuant to the FIR registered.

(v) Indiscriminate provisional attachments made by the Enforcement Directorate and the failure to conclude the investigation and file a complaint.

(vi) Inaction on the part of the Revenue authorities and the Block Development Authorities from preventing mutation of the revenue records, and the Registering Authority not declining to register documents considering the entry in the Encumbrance List, in view of Section 52 of the Transfer of Property Act, 1882.

6. Mrs.Vandana Parvez, appearing in person, submitted that even though different reliefs are sought, for which appropriate Statutory Forums are available, still, since the petitioner's right to property is violated, the writ petitions filed for different reliefs are



W.P.Crl.No.1276 of 2026 etc. & Batch

maintainable. She asserted that even though cases have been registered against the promoters and proceedings are pending before RERA, and other fora, since the further sale transactions in the property cannot be allowed, appropriate directions are to be issued against the authorities to safeguard the rights of the petitioner.

7. Heard the petitioner in person and the learned counsels appearing on behalf of the respondents and considered the materials available on record.

8. At the outset, it is to be noted that the above writ petitions are preferred by the petitioner, neither as public interest litigation nor representing the other homebuyers in the project. The petitioner is seeking remedy to protect her individual interest as a purchaser of the villa. The petitioner has purchased Plot No.262, measuring 1,980 Sq.ft., for which the sale deed has been executed in favour of the petitioner for a total sale consideration of Rs.15,84,000/-. The petitioner had entered into a construction agreement on 09.12.2011 for construction of the villa House No.20 in Plot No.262, measuring 2,150 Sq. ft., at the cost of Rs.45,15,000/-. The petitioner has



W.P.Crl.No.1276 of 2026 etc. & Batch

grievances that there were defects in the construction and the petitioner observed cracks. Further, provision for common facilities and infrastructure were not initiated at all.

WEB COPY

9. The petitioner filed complaint before the Adjudicating Authority, RERA, seeking compensation of Rs.5,27,35,600/- with other reliefs. While the petitioner contended that she had only taken possession of the villa for the purpose of carrying out internal works, the same was disputed by the promoter, who claimed that the petitioner took possession of the villa and has been residing there since 2021 itself. The RERA dismissed the complaint on maintenance, but the Appellate Tribunal, TNREAT, by two separate orders dated 27.09.2021 in Appeal No.41 of 2020 and Appeal No.3 of 2021, directed the Adjudicating Authority to entertain the complaints on the file and adjudicate the same on merits.

10. In another appeal, the TNREAT, by order dated 27.09.2023, directed the Promoter and Regulatory Authority to register the real estate project. The appeal preferred by the promoter in C.M.S.A.No.58 of 2023 was disposed on 09.04.2026. In fact, the petitioner herein had



W.P.Crl.No.1276 of 2026 etc. & Batch

preferred C.M.P.Nos.23376, 23378 and 23380 of 2025 seeking reliefs similar to the prayers as made in some of these writ petitions. This Court, by order dated 19.11.2025, dismissed the petition, by observing that alleging that the construction of the villa was defective, the petitioner had already claimed compensation of Rs.11,53,02,565/- and orders have also been passed by both TN RERA and the Appellate Tribunal. This Court held that the petitions filed by the petitioner are clearly not maintainable either in law or on facts, as RERA had recorded a finding that the petitioner is not entitled to monetary compensation, but is entitled to utilize other facilities.

11. Further, based on the complaint lodged by the petitioner, the Central Crime Branch, Chennai has already registered a case in Crime No.25 of 2020 against the promoter and its directors. A charge sheet has been filed and the same has been taken on file in C.C.No.2362 of 2024, on the file of the Metropolitan Magistrate for Exclusive Trial of CCB and CBCID Metro Cases, Chennai, for the offences punishable under Sections 406, 409, 420, 465 and 120-B Indian Penal Code (IPC), 1860 read with Section 120-B IPC. There are various orders filed in the typed set of papers to show that the petitioner is



W.P.Crl.No.1276 of 2026 etc. & Batch

participating in all the proceedings in the criminal case and she was heard in all the petitions filed. Now the entire trial in C.C.No.2362 of 2024 has been stayed by the orders passed in Crl.O.P.No.30828 of 2025, but however, the Trial Court was given liberty to proceed with the enquiry in respect of the petitions filed by the petitioner seeking further investigation.

12. In respect of the complaint preferred by the Bank with the CBI, even as per the averments made in the affidavit, the CBI has registered a case against the promoter and its directors at Hyderabad, which is pending investigation. The Enforcement Directorate has also registered ECIRs in Hyderabad based on the predicate offence, and several properties have also been attached.

13. The petitioner had in fact earlier preferred a batch of writ petitions in W.P.No.778 of 2024 and W.P.Nos.27875, 27881, 27887, 27891, 27895 and 27896 of 2023, almost seeking substantially similar reliefs. The learned Single Judge of this Court, by order dated 22.04.2024, had directed the Enforcement Directorate to expedite the investigation in an effective manner and prosecute the offenders in



W.P.Crl.No.1276 of 2026 etc. & Batch

accordance with law and held that in view of the fact that investigations are in progress, no further consideration of the reliefs sought in the other petitions arises at this stage. However, the petitioner was granted liberty to approach the appropriate forum for the relief, if she is aggrieved by any other issue. The relevant portion is extracted hereunder:

"7. In view of the above, in the present writ petition and considering that the investigations are in progress, the relief sought for in the other writ petitions deserves no further consideration. If at all the petitioner is aggrieved in respect of any other grievances, she is at liberty to approach the Competent Forum."

14. While declining the reliefs sought as they deserve no further consideration, the petitioner was given liberty to approach the competent fora for any other grievances, if aggrieved. However, the petitioner has not chosen to file any appeal or approach the competent fora as directed. Instead, she has now come up with another set of six writ petitions.

15. The fact remains that the petitioner is a purchaser of the



W.P.Crl.No.1276 of 2026 etc. & Batch

villa and a consumer in the project. If the petitioner is aggrieved by any deficiency of service, the petitioner could opt to approach the jurisdictional Consumer Forum or the Regulatory Authority under the RERA Act. If the petitioner is aggrieved that certain civil rights are affected, then it is for the petitioner to approach the competent Civil Court to redress her grievances.

16. Admittedly, the petitioner has approached the RERA, where certain orders have been passed. It is for the petitioner to pursue further and redress her grievances therein. Any proceedings initiated under the SARFAESI Act and the sale conducted by the secured creditors can be challenged by any aggrieved person before the Debts Recovery Tribunal (DRT) under Section 17 of the SARFAESI Act. Admittedly, even as per the averments in the affidavit, the sale notice was issued in 2023 and the sale was conducted. A challenge to the sale at this stage, that too, before this Court, does not arise and is not maintainable.

17. The Prevention of Money Laundering Act (PMLA), 2002 is a special enactment promulgated specifically for the recovery of



W.P.Crl.No.1276 of 2026 etc. & Batch

proceeds of crime. As per the scheme of the Act, the authorized officer is competent to proceed with attachment of properties in compliance of the provisions of the Act. Once a provisional attachment order is passed, the same has to be confirmed by the Adjudicating Authority, subject to an appeal before the PMLA Tribunal and thereafter to the High Court. The Authorised Officer based on subjective satisfaction proceeds with search seizure, attachment and freezing based on the written reasons to believe recorded. The relief claimed to attach over and above the properties already attached is not maintainable.

18. The petitioner, being a purchaser of a villa in the project, has filed these six petitions alleging deficiency in service and seeking several reliefs. It is also contended that the interests of other homebuyers are also affected and since certain lands are classified as "wet lands", mutations in the revenue records have to be prohibited. The proceedings undertaken by the Liquidator, who has been appointed under the Insolvency and Bankruptcy Code (IBC), 2016 by the National Company Law Tribunal (NCLT), are matters to be addressed before the said Tribunal.



W.P.Crl.No.1276 of 2026 etc. & Batch

19. The petitioner seeks to club distinct issues and have them adjudicated before this Court under writ jurisdiction. However, in respect of the grievance raised, the remedy lies strictly before the respective competent statutory forum. Hence, the present petitions are clearly misplaced and are not sustainable. The remedy available to the petitioner, as a homebuyer, to address her grievances lies only before the concerned competent forum, as has already been observed in the earlier writ petitions, which have since attained finality.

20. In view of the above deliberations, the present petitions are clearly not maintainable and, accordingly, the same stand dismissed. There shall be no order as to costs. Consequently, the miscellaneous petitions are closed.

(SUSHRUT ARVIND DHARMADHIKARI, CJ) (G.ARUL MURUGAN,J)
10.07.2026

Index : Yes
Neutral Citation : Yes

Jeni



W.P.Crl.No.1276 of 2026 etc. & Batch

1. The Secretary to Government
Ministry of Corporate Affairs, Central Secretariat,
No.234, South Block, New Delhi.
- 2.The Chief Secretary to Government
Secretariat, Fort St. George, Chennai - 600 009.
- 3.The Director of Central Bureau of Investigation
Lodhi Road, New Delhi, India.
- 4.The Director of the Enforcement Directorate
(ED), Room No.201, A-Block, Pravartan Bhawan,
Dr.APJ Abdul Kalam Road, New Delhi - 110011.
- 5.The Special Director,
Enforcement Directorate, Shastri Bhawan,
3rd Floor, 3rd Block, B Wing, No.26,
Haddows Road, Chennai - 600006.
- 6.The Investigating Officer
Tamil Nadu Crime Branch,
No.132 Commissioner Office Building,
EVK Sampath Road, Vepery, Chennai - 600 007.
- 7.The Superintendent of Police (CB-CID)
No.220, Old Commissioner of Police Complex,
Pantheon Road, Komaleeswaranpet, Egmore,
Chennai - 600 008.
- 8.The Additional Director General of Police,
Pantheon Road, Old Commissioner of Police
Complex, Egmore, Chennai - 600008,
Tamil Nadu, India.
- 9.The Chairman, State Bank of India
Corporate Centre,
State Bank Bhavan, Madame Cama Road,
Nariman Point, Mumbai - 400 021, India.



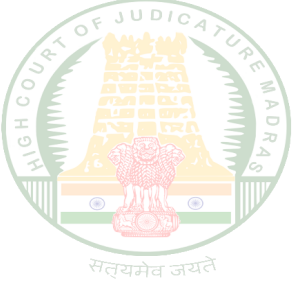
W.P.Crl.No.1276 of 2026 etc. & Batch

10.The Chairman and Managing Director,
Central Bank of India,
Central Office at Chander Mukhi, Nariman Point,
Mumbai - 400 021.

11.The Collector of Kancheepuram District,
First Floor, Collectorate Office, Vandavasi Salai,
Little Kanchipuram, Tamil Nadu - 631 501.

12.The Revenue Officer of Kancheepuram District,
Collectorate Office, Vandavasi Salai, Little
Kanchipuram, Tamil Nadu - 631 501.

13.The Sub-Registrar, Sub-Registrars Office,
Sunguvarchatram, Sriperumbudur Taluk,
Kanchipuram District, Tamil Nadu.



WEB COPY



W.P.Crl.No.1276 of 2026 etc. & Batch

THE HON'BLE CHIEF JUSTICE
AND
G.ARUL MURUGAN,J.

Jeni

W.P.Crl.Nos.1276 & 1318 of 2026
AND
W.P.Nos.19614, 19624, 19650
& 19653 of 2026

10.07.2026

Page 29 of 29