



ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

ಕಡತದ ಸಂಖ್ಯೆ4188

ಪುಟ ಸಂಖ್ಯೆ

ವಿಷಯMr. Rahul Kumar

.....Skylark Ithaca

ಕಂಡಿಕೆ ಸಂಖ್ಯೆ	ಟಿಪ್ಪಣಿ ಮತ್ತು ಅದೇಶಗಳು
	<p><u>Date : 18.02.2021</u> <u>Execution Order</u> <u>CMP:4188</u></p> <p>Complaint under Section 31 of RERA Act has been initiated by the complainant Mr.Rahul Kumar who is the buyer in the project under the project "Skylark Ithaca" which is developed by "Skylark Estates Pvt. Ltd.," This complaint was filed by the complainant seeking for delay compensation. After hearing the parties, order was passed on 26/05/2020 by directing the developer to pay simple interest on the total amount paid by the complainant @ 2% above the MCLR of SBI from April 2017 to till the possession is delivered after obtaining the occupancy certificate with all amenities.</p> <p>The developer is also directed to pay Rs.5,000/- as cost of this petition.</p> <p>The complainant has calculated the amount paid by him was on 01/04/2017 is Rs. 42,64,948/- with interest @ 9.55% per annum above the MCLR of SBI on the said amount paid by him from 01/04/2017 to 29/11/2020 which comes to Rs.14,93,070/-</p>



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ಮಟ ಸಂಖ್ಯೆ

ವಿಷಯ Mr. Rahul Keemur

Skylark Dholac

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Therefore the total interest payable by the developer from 01/04/2017 to till 29/11/2020 Rs.14,93,070/-

Total amount due from the developer is which comes to Rs.5000+14,93,070/- which comes total amount Rs.14,98,070/-

The complainant has given a representation with memo of calculation since the developer failed to comply with the same. There is no appeal. Objections called for but developer not filed.

As per Rule 25 of the Karnataka Real Estate (Regulation and Development) Rules, 2017 the recovery of the amount due is to be considered as arrears of land revenue. In support of the same the authority is taking the shelter under Section 40 of the RERA Act which reads as follows;

Sec 40(1): "if a promoter or an allottee of a real estate agent, as the case may be, fails to pay any interest or penalty or compensation imposed on him, by the adjudicating officer or the regulatory authority or the appellate authority, as the case may be, under this Act or the rules and regulations made there under, it shall be recoverable from such promoter or allottee or real estate agent, in such manner as may be prescribed as an arrears of land revenue"



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When Sec. 40 read with Rule 25, the Deputy Commissioner is empowered to execute the order dated 26/05/2020 considering this amount as arrears of land revenue and has to be recovered from the developer. Hence the following

ORDER

By acting under Section 40 of the RERA Act, read with Rule 25, the amount payable of Rs.14,98,070/- which is treated as arrears of land revenue from the developer "Skylark Estates Pvt. Ltd.," and the same has to be recovered by sending the file to Deputy Commissioner for recovery as arrears of land revenue. The same amount shall be deposited in the office Account.

The above amount has been calculated up 29/11/2020.

Office is hereby directed to mention in the recovery warrant

- As to the recovery of future interest on the amount of Rs.42,64,948/- @9.55% p.a. simple interest whenever it falls due, from 30.11.2020 to till realization.


(L.F. BIDIRI)
Adjudicating Officer



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