



ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

ಕಡತದ ಸಂಖ್ಯೆ COMP 5804

ಪುಟ ಸಂಖ್ಯೆ 7

ವಿಷಯ Jagathipriya

Mantri Manyata Energia

ಕಂಡಿಕೆ
ಸಂಖ್ಯೆ

ಟಿಪ್ಪಣಿ ಮತ್ತು ಆದೇಶಗಳು

Date: 29/04/2022

Execution Order :

CMP 5804

Complaint under Section 31 of RERA Act has been initiated by the complainant "**Jagathipriya**" who is the buyer under the project "**Mantri Manyata Energia**" which is developed by "**Mantri Technology Constellations Pvt. Ltd.**". This complaint was filed by the complainant claiming delay compensation. After hearing the parties, order was passed on 02/09/2021.

The respondent No.1 and 2 are hereby directed to pay delay compensation to the complainant by way of interest @2% per annum above the MCLR of SBI from 01.01.2020, on respective amounts from the dates of receipt of respective amounts till the handing over the possession of the flats to the complainants with occupancy Certificates.

According to him as upto 23/03/2020 he had paid Rs.75,40,000/- for which he has calculated the interest @ 2% above the MCLR of SBI for annum from 01.01.2020 to till 23/03/2020 which interest comes as Rs.14,75,040/-

The developer is also directed to pay Rs.5000/- as cost of this case.

Total amount due from the developer which comes is Rs.14,80,040/-.

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 not filed.



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ಕಡತದ ಸಂಖ್ಯೆ comp-5804

ಪುಟ ಸಂಖ್ಯೆ 8

ವಿಷಯ Jogathupriya

Mantri Manjata Energia

ಕಂಡಿಕೆ
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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"

When Sec. 40 read with Rule 25, the Deputy Commissioner is empowered to execute the order dated 02/09/2021 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.14,80,040/-. Which is treated as arrears of land revenue from the developer **"Mantri Technology Constellations 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.



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The above amount has been calculated up to 23/03/2020.

Office is hereby directed to mention in the recovery warrant.

As to the recovery of future interest on the amount of Rs. Rs.75,40,000/- @2% per annum above the MCLR of SBI simple interest whenever it falls due, from 24/03/2020 to till realization.

29/4/22
(I.F BIDIRI)

Adjudicating Officer