



ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

ಕಡತದ ಸಂಖ್ಯೆ comp-409

ಪುಟ ಸಂಖ್ಯೆ 5

ವಿಷಯ Sandeep Narayan Mudliar
Patak Developers

ಕಂಡಿಕೆ
ಸಂಖ್ಯೆ

Date:04.08.2022

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8)

Execution Order :

CMP/180118/0000409

Complaint under Section 31 of RERA Act has been initiated by the complainant **"SANDEEP NARAYAN MUDLIAR"** who is the buyer under the project **"PRATHAM SPLENDOUR"** which is developed by **"SHRIHARI PATHAK"**. This complaint was filed by the complainant claiming refund with interest. After hearing the parties, order was passed on 23/12/2020. The developer is directed to return Rs.15 Lakhs to the complainant within a month from today. If not, the same will carry interest @2% above the MCLR of SBI commencing from 31st date till realization.

The developer is directed to return Rs.15,00,000/- with interest of @ 2% above the MCLR of SBI for annum from 23/12/2020 to till 02/08/2022 which interest comes as Rs.2,24,346/-.

The developer is also directed to pay Rs.5,000/- as cost of this case.

Total amount due from the developer which comes is Rs.17,29,346/-.

The complainant has given a representation with memo of calculation dated:02/08/2022. Since the developer failed to comply with the same. There is no appeal. Objections called for but 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



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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 23/12/2020 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.17,29,346/-. Which is treated as arrears of land revenue from the developer **"SHRIHARI PATHAK"** 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 to 02/08/2022.

Office is hereby directed to mention in the recovery warrant.

As to the recovery of future interest on the amount of Rs. Rs.15,00,000/- @2% per annum above the MCLR of SBI simple interest whenever it falls due, from 03/08/2022 to till realization.

(I.F. BIDIRI)

Adjudicating Officer