

ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ,

Karnataka Real Estate Regulatory Authority,  
# 1/14, 2nd Floor, Silver Jubilee Block, Unity Building Backside, CSI Compound,  
3rd Cross, Mission Road, Bengaluru-560027

## **EXECUTION PROCEEDINGS OF THE AUTHORITY**

**IN COMPLAINT No. CMP/180223/0000507**

Dated 13<sup>th</sup> October 2022

**COMPLAINANTS.....**

**ANJUM AGGARWAL,**  
1398, 4<sup>th</sup> Cross, Muninagappa Layout,  
Kavalbyre Sandra, R.T Nagar Post,  
Bengaluru – 560032.

**V/S**

**RESPONDENT.....**

**KARNATAKA POSTAL AND TELECOM  
EMPLOYEES HOUSING CO-OPERATIVE  
SOCIETY LTD.,**  
No. 7, Sandesh Bhavan, 3<sup>rd</sup> Main,  
1<sup>st</sup> Stage, Postal Colony,  
Sanjay Nagar,  
Bengaluru – 560094.

\* \* \* \* \*

### **ORDER**

1. Complaint under Section 31 of RERA Act has been initiated by the Anjum Aggarwal who is an allottee in the project developed by “Sandesh Nagar”. This was to claim refund of amount paid by the complainant to the developer with interest. After hearing both the parties, order was passed by this Authority on 13/07/2020 directing the developer to allot a site in favour of the complainant or to take further steps to refund the amount with interest @ 9% p.a. simple interest on the total amount paid as on 13/02/2014 till 30/04/2017 as per KOFA Act and @ 2% above the MCLR of SBI simple interest on the total amount commencing from 01/05/2017 till the entire realization.

ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ,

Karnataka Real Estate Regulatory Authority,

# 1/14, 2nd Floor, Silver Jubilee Block, Unity Building Backside, CSI Compound,  
3rd Cross, Mission Road, Bengaluru-560027

2. The complainant has given a written representation on 07/08/2021 to this Authority to take action against the developer for recovery of the said amount since the developer has failed to comply with the K-RERA order.
3. On the basis of the representation, notice was issued to the developer to appear before the Authority on 16/12/2021 and 24/12/2021. The respondent has appeared before the Authority and submits that they are willing to pay Rs.14,76,560/- for which the complainant has not agreed. Therefore, the matter was posted for orders.
4. It is apparent from the materials available on record and memo of calculation submitted by the complainant, the respondent / developer is liable to pay Rs.11,52,000/- along with interest at the rate of 9% p.a. commencing from 14/05/2011 to 31/04/2017 and at the rate of SBI MCLR + 2% commencing from 01/05/2017 to till date of realisation to the complainant.
5. 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. Further Section 40 of the RERA Act which reads as under:

**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"

6. As per Section 40 read with Rule 25, the Deputy Commissioner is empowered to execute the order dated 13/07/2020 as arrears of land revenue. Hence, we proceed to pass the following:-
- 7.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]* 2

ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ,

Karnataka Real Estate Regulatory Authority,

# 1/14, 2nd Floor, Silver Jubilee Block, Unity Building Backside, CSI Compound,  
3rd Cross, Mission Road, Bengaluru-560027

**ORDER**

By the power vested u/s. 40 of the RERA Act, read with Rule 25, the amount payable of Rs.22,73,259/- is treated as arrears of land revenue from the developer "Karnataka Postal and Telecom Employees Housing Co-operative Society" and the same has to be recovered by sending the records to the concerned Deputy Commissioner for recovery as arrears of land revenue. The same amount shall be deposited in the office Account.

  
(D. Vishnuvardhana Reddy)

Member-1  
K-RERA

  
(Neelamani N Raju)

Member-2  
K-RERA

  
(H.C. Kishore Chandra)

Chairman  
K-RERA

OFFICE

For the purpose of the 1977-78 year, the  
Office of the Dean is pleased to announce  
the following information regarding the  
University's financial and physical resources.  
The University's financial resources are  
adequate to support the University's  
operations and to provide for the  
University's future needs. The University's  
physical resources are also adequate to  
support the University's operations and  
to provide for the University's future  
needs.

*[Signature]*

*[Signature]*

*[Signature]*

THE UNIVERSITY OF CHICAGO

OFFICE OF THE DEAN

1100 EAST 58TH STREET, CHICAGO, ILL. 60637