



# ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

ಕಡತದ ಸಂಖ್ಯೆ CMP no. 163 ಪುಟ ಸಂಖ್ಯೆ -14-  
ವಿಷಯ Manas Chakraborty and Snigdha Das  
Unishire Signature Belvedere

ಕಂಡಿಕೆ  
ಸಂಖ್ಯೆ

ಟಿಪ್ಪಣಿ ಮತ್ತು ಆದೇಶಗಳು

**Date:21.01.2023**

**Execution Order CMP/171025/0000163**

Complaint under Section 31 of RERA Act has been initiated by the complainant **"MANAS CHAKRABORTY AND SNIGDHA DAS"** who is the buyer under the project **"UNISHIRE SIGNATURE BELVEDERE"** which is developed by **"M/S UNISHIRE SKYSCAPES LLP"**. This complaint was filed by the complainant claiming refund with interest. After hearing the parties, order was passed on 11/10/2018 by directing the developer to return the amount received from the Complainant within 30 days. If not, it will carry interest @10.25% p.a. from November 2018.

According to him as he has paid total Rs.6,40,000/- for which interest of @ 10.25% p.a. from November 2018 to 31<sup>st</sup> December 2022 which interest comes as Rs 2,71,386/-.

Total amount due from the developer which comes is Rs.9,11,386/-.

The complainant has given a representation with memo of calculation since the developer failed to comply with the same.


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;



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ಕಡತದ ಸಂಖ್ಯೆ CMP NO. 0163 ಪುಟ ಸಂಖ್ಯೆ 75-

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	<p>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"</p> <p>When Sec. 40 read with Rule 25, the Deputy Commissioner is empowered to execute the order dated 11/10/2018 considering this amount as arrears of land revenue and has to be recovered from the developer. Hence the following</p> <p style="text-align: center;"><b><u>ORDER</u></b></p> <p>By acting under Section 40 of the RERA Act, read with Rule 25, the amount payable of Rs.9,11,386/-. Which is treated as arrears of land revenue from the developer "<b>M/S UNISHIRE SKYSCAPES LLP</b>" 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.</p> <p>The above amount has been calculated up to 31<sup>st</sup> December 2022. Office is hereby directed to mention in the recovery warrant. As to the recovery of future interest on the amount of Rs. Rs.6,40,000/- @10.25% per annum interest whenever it falls due, from 01/01/2023 to till realization.</p> <p style="text-align: right;">               (I.F. BIDIRI)  <b>Adjudicating Officer</b> </p>