

ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ,

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Karnataka Real Estate Regulatory Authority,

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

**EXECUTION ORDER**

**Date: 21-03-2023**

**PRESENT: HON'BLE MEMBER SMT. NEELMANI N RAJU AND  
HON'BLE CHAIRMAN MR. H.C. KISHORE CHANDRA,  
KARNATAKA REAL ESTATAE REGULATORY AUTHORITY  
COMPLAINT NO: CMP/190702/0003376.**

Respondents M/s Chowriappa Construction Private Limited; Ashok Chowriappa, Preethi Chowriappa, Cherian A Paul and Saramma Cherian Paul were called out Absent. Notice has been served on the Respondent and no response has been given.

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.

As per Section 40(1)(2) of the Real Estate (Regulation and Development) Act, 2016 read with Rule 25, the jurisdictional Deputy Commissioner is empowered to execute the order dated 7<sup>th</sup> November 2022 considering the said amount as arrears of land revenue which has to be recovered from the Respondent/Developer.

Hence, the following order is passed:

**ORDER**

Acting under section 40(1)(2) of the Real Estate (Regulation and Development) Act, 2016 read with Rule 25 of the Karnataka Real Estate (Regulation and Development) Rules, 2017, the amount of Rs.59,59,854/- (Rupees Fifty nine lakhs, fifty nine thousand eight hundred fifty four only) along with interest calculated at the rate of 9% from 08-03-2013 till 30-04-2017 and further interest on principal amount is calculated as per SBI MCLR + 2% from 01-05-2017 till realization and paid to the complainant is treated as arrears of land revenue from the Respondent. The jurisdictional Deputy Commissioner is directed to recover the said amount as arrears of land revenue and to deposit the same in the office account.

The office is hereby directed to mention the recovery amount in the recovery warrant.

  
(Neelmani N. Raju)  
Member, K-RERA

  
(H.C. Kishore Chandra)  
Chairman, K-RERA