

**ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ,**  
**Karnataka Real Estate Regulatory Authority,**

#1/14, 2nd floor, Silver Jubli Block, Unity Building, CSI Compound,  
3rd Cross, Mission Road, Bengaluru, Karnataka - 560027

**Execution Order**

**PROCEEDINGS OF THE AUTHORITY BEFORE BENCH6**

**PRESENT**

**SMT. NEELMANI N RAJU, HON'BLE MEMBER**

**COMPLAINT NO.:CMP/220725/0009804**

**DATED 30/10/2023**

Respondent Ozone Urbana Infra Developers Pvt Ltd, Bengaluru Urban was 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 26/07/2023 considering the said amount as arrears of land revenue which has to be recovered from the Respondent/Developer.

Hence, 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.1,17,57,672/- (Rupees One Crore Seventeen Lakh Fifty Seven Thousand Six Hundred and Seventy Two only) as on 30/10/2023 and further interest on principal amount is calculated as per MCLR + 2% from Next day 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.

Digitally signed by  
NEELMANI N RAJU  
HON'BLE MEMBER, KRERA