

**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**

**EXECUTION ORDER OF THE AUTHORITY BEFORE FULLBENCH**

**PRESENT**

**SHRI. H.C. KISHORE CHANDRA, HON'BLE CHAIRMAN**

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

**SHRI. GURIJALA RAVINDRANADHA REDDY, HON'BLE MEMBER**

**COMPLAINT NO.:CMP/200628/0006082**

**DATED 01/01/2024**

Respondent UNISHIRE PROMOTERS PRIVATE LIMITED, Bengaluru Urban Respondent No.2 Kirti Mehta, Respondent No.3 Pratik K. Mehta, Respondent No.4 Vinay K. Mehta, R1, R@ & R3 are M/s Unishire Promoters Private Limited Bangalore 560 020 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 12/06/2023 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. 52,10,261 /- as on 01/01/2024 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  
H.C. KISHORE CHANDRA  
HON'BLE CHAIRMAN, KRERA