



ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

ಕಡತದ ಸಂಖ್ಯೆ CMP 2657

ಪುಟ ಸಂಖ್ಯೆ 06

ವಿಷಯ Regarding Execution of Order

ಕಂಡಿಕೆ
ಸಂಖ್ಯೆ

ಟಿಪ್ಪಣಿ ಮತ್ತು ಆದೇಶಗಳು

Complaint under Section 31 of RERA Act has been initiated by the complainant Anupam Ranjan who is the consumer under the project "Supertech Micasa" which is developed by "Supertech Pvt. Ltd.," This complaint was filed by the complainant claiming to refund of amount. After hearing the parties, order was passed on 23/08/2019 by directing the developer to pay Rs. 59,39,511/- to the complainant with interest @9% p.a on the respective amount paid on respective date prior to 30/4/2017 and interest @10.75% p.a commencing from 1/5/2017 till the realization of full amount.

The complainant has given a representation on 27/12/2019 to this authority to take action against the developer for recovery of the said amount since the developer failed to comply with the order.

On the basis of the representation, notice was issued to the developer to appear before the Adjudicating Officer on 16/1/2020 the complainant was present but developer remained absent, and failed to refund the amount Therefore, the matter was posted for orders.

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



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taking the shelter under Section 40 of the RERA Act which reads as follows;

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"

When Sec. 40 read with Rule 25, the Deputy Commissioner is empowered to execute the order dated 23/08/2019 considering this amount as arrears of land revenue and has to be recovered from the developer. Hence the following order:-

ORDER

By acting under Section 40 of the RERA Act, read with Rule 25, the amount payable of Rs. 77,36,263/- which treated as arrears of land revenue from the developer (Respondent local address "SUPERTECH MICASA" Sy No 39 Belahalli VillageKannur Kogolu Main Road Yalahanka Hobli Bengaluru - 560 056,) 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.

Adjudicating Officer

[Signature]