



## ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

ಕಡತದ ಸಂಖ್ಯೆ CMP 761.

ಪುಟ ಸಂಖ್ಯೆ ೦೪

ವಿಷಯ Regarding Execution of Order

ಕಂಡಿಕೆ  
ಸಂಖ್ಯೆ

ಟಿಪ್ಪಣಿ ಮತ್ತು ಆದೇಶಗಳು

Complaint under Section 31 of RERA Act has been initiated by the complainant Shriram Narayan Swamy who is the consumer under the project "Fortuna Viva" which is developed by "Fortuna Buildcon India Pvt. Ltd," This complaint was filed by the complainant claiming to refund of the amount. After hearing the parties, order was passed on 03/08/2019 directing the developer to return Rs.21,80,107/- and directed to pay Interest @9% P.A on the respective amount paid before 30/4/2017 and @10.75 P.A from 01/05/2017.

The complainant has given a representation on 21/11/2019 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 11/12/2019, Both the parties were not present so again hearing called on 03/01/2020 that day also the parties remained absent .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 3/08/2019 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.31,49,617/- which treated as arrears of land revenue from the developer "Fortuna Buildcon India Pvt. Ltd," 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.

Adjudicating Officer

*[Signature]*  
22/08/2020

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