



ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

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ವಿಷಯ Regarding Execution of Order

ಟಿಪ್ಪಣಿ ಮತ್ತು ಆದೇಶಗಳು

ಕಂಡಿಕೆ
ಸಂಖ್ಯೆ

Complaint under Section 31 of RERA Act has been initiated by the complainant Sonali Satish Kolte who is the consumer under the project "The Green Phase-1" which is developed by "Sanchaya Land and Estate Pvt. Ltd," This complaint was filed by the complainant claiming to refund with interest. After hearing the parties, order was passed on 21/10/2019 The developer also directed to pay Rs. 3,41,889/- interest @9% on respective amount paid on respective date prior to April 2017. The developer is also hereby directed to pay interest @ 2%p.a. above the SBI marginal rate of interest on its home loan commencing from 01.05.2017 till realization of the said amount of Rs.3,41,889/-. The developer is also directed to discharge the LIC loan, with its interest , EMI if any paid by the complainant, EMI if any due and any other incidental charges.

The complainant has given a representation on 14/01/2020 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 28/1/2020, the complainant was present but the developer remained absent but developer failed to give refund 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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ಕಡತದ ಸಂಖ್ಯೆ Cmp 3245

ಪುಟ ಸಂಖ್ಯೆ 6

ವಿಷಯ Regarding Execution of Order

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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 21/10/2019 considering this amount as arrears of land revenue and has to be recovered from the developer. Hence the following order:-

ORDER

6.

By acting under Section 40 of the RERA Act, read with Rule 25, the amount payable of Rs.24,26,016 /- which treated as arrears of land revenue from the developer "Sanchaya Land and Estate 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.

Adjudicating Officer

[Signature]
12/6/2019