

**BEFORE THE  
TAMIL NADU REAL ESTATE REGULATORY AUTHORITY,  
CHENNAI**  
**Quorum : Hon'ble Mr. G. Saravanan, M.A.,B.L., Adjudicating Officer,**  
**Execution Petition No. 42 of 2020 in CCP No. 102 of 2019**

Pradipta Kumar Das

....Order Holder/Applicant

**Vs.**

M/s. Real value promoters pvt ltd.,  
Rep. by its Managing Director V.S. Suresh  
(Regn.No.TN/01/Building /0149/2018)

.... Debtor/Respondent

Applicant : Rep. by M/s. T. Raghavan, Advocate.

Respondent : Remained absent.

**Heard on : 19.03.2021**

**Delivered on : 23.03.2021**

**ORDER FOR RECOVERY UNDER SECTION 40(1) OF THE RERA ACT READ  
WITH RULE 26 OF TNRERA RULES FOR NON-COMPLIANCE  
OF THE ORDER IN THE ABOVE CCP DATED 25.02.2020**

The above applicant filed the petition for execution stating that the respondent has not complied with the order passed in the above CCP filed by him.

2. Heard the counsel for Order Holder/Applicant. The learned counsel submitted that the respondent has neither preferred any appeal nor settled the amount due under the order in CCP to the applicant and hence the execution of the order for recovery of the amount under the order to be made by this Forum.

3. Since the amounts due to the applicant under the order is to be recovered as arrears as land revenue, it is just and necessary to issue warrant under section 40(1) of the RERA Act read with Rule 26 of the TNRERA Rules. The EP is disposed accordingly.

**TRUE COPY**

*[Signature]*  
23/3/2021

**In the result, it is ordered as follows:**

Issue recovery warrant under section 40(1) of the RERA Act read with Rule 26 of TNRERA Rules and send it to the District Collector, Chengalpattu District, chengalpattu, to collect the same to satisfy the claims under the orders passed in favor of the above applicant.

CERTIFIED TO BE TRUE COPY

**G. SARAVANAN**  
**ADJUDICATING OFFICER**  
**TNRERA, CHENNAI.**

*[Handwritten Signature]*  
LAW OFFICER  
TN REAL ESTATE REGULATORY AUTHORITY  
3.25.21