

**BEFORE THE  
TAMIL NADU REAL ESTATE REGULATORY AUTHORITY,  
CHENNAI**

**Quorum : Hon'ble Mr. G. Saravanan, M.A.,B.L., Adjudicating Officer,**

**Execution Petition No. 018 of 2021 in CCP No. 179 of 2019**

S.Aananthakumar

.... Order Holder/applicant

**Vs.**

M/s. Real Value Promoters Pvt.Ltd.

Rep by its Director, V.S.Suresh

.... Debtor/Respondent

Complainant : Rep. by Mr.S.Ramasubramanian, Advocate

Respondent : Rep by Mr. P.Vinodhkumar Advocate

**Heard on : 28.10.2021**

**Delivered on : 02.12.2021**

**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 31.01.2020**

The above applicant/complainant filed the petition for execution stating that the respondent has not complied with the order passed in the above CCP. On behalf of the respondent, no counter is filed.

2. Heard both sides. The counsel for applicant/complainant 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. The learned counsel for the respondent has not disputed the submission made by the counsel for the order holder/applicant

3. Since the amounts due to the complainant under the order is to be recovered as arrears as land revenue, it is just and necessary to issue warrant

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under section 40(1) of the RERA Act read with Rule 26 of the TNRERA Rules.  
The EP is disposed accordingly.

**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, Tiruporur Taluk, Chengalpattu District (earlier Chengalpattu Taluk, Kancheepuram District), to collect the same to satisfy the claims under the orders passed in favor of the above complainant.

**Sd/- 02.12.2021  
G. SARAVANAN  
ADJUDICATING OFFICER  
TNRERA, CHENNAI.**

CERTIFIED TO BE TRUE COPY  
21.12.2021  
LAW OFFICER  
TN REAL ESTATE REGULATORY AUTHORITY