

**BEFORE THE  
TAMIL NADU REAL ESTATE REGULATORY AUTHORITY,  
CHENNAI**  
**Quorum : Hon'ble Mr. G. Saravanan, M.A.,B.L., Adjudicating Officer,**  
**Execution Petition No. 73 of 2021 in CCP No. 10 of 2020**

S.N.Karthikeyan

.... Petitioner/Order Holder

**Vs.**

M/s. VGN Property Developers Pvt.Ltd.  
Rep by its MD, Pratish Devadoss

.... Respondent/Debtor

Complainant : Party-in-person.

Respondent : Rep by Mr.K.Harishankar, Advocate

**Heard on : 19.04.2022**

**Delivered on : 29.04.2022**

**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 19.03.2021**

The above petitioner/complainant filed the petition for execution stating that the respondent/debtor 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 petitioner/complainant submitted that the respondent/debtor has neither preferred any appeal nor settled the amount due under the order in CCP to the petitioner and hence the execution of the order for recovery of the amount under the order to be made by this Forum.

**TRUE COPY**

*by  
29/4/2022*

3. Since the amounts due to the petitioner/complainant 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.

**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, Thiruvallur, to collect the same to satisfy the claims under the orders passed in favor of the above petitioner/complainant.

**Sd/- 29.04.2022  
G. SARAVANAN  
ADJUDICATING OFFICER  
TNRERA, CHENNAI.**

CERTIFIED TO BE TRUE COPY

  
29.4.2022  
LAW OFFICER  
TN REAL ESTATE REGULATORY AUTHORITY

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