

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

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

**Execution Petition No.83 of 2021 in CCP No.82 of 2020**

1. A.Jayakumar  
2. J.Mangayarkarasi .... Order Holders/Applicants

**Vs**

1.M/s.Pacifica (Chennai Project)  
Infrastructure Co. Pvt. Ltd.  
2.M/s.Pacifica Builders Pvt. Ltd.  
Both rep. by their MD, Rakesh Israni .... Debtors/Respondents

Complainants : Rep. by M/s. Sudha Ramalingam, Advocates.

Respondents : Remained absent.

Heard on : 05.04.2022

Delivered on : 20.04.2022

**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 30.07.2021**

The above order holders/applicants filed the petition for execution stating that the respondents have not complied with the order passed in the above CCP. The respondents remained absent.

2. Heard the counsel for the order holders/applicants. The counsel for order holders/applicants submitted that the respondents have neither preferred any appeal nor settled the amount due under the order in CCP to the applicants and

**TRUE COPY**

*leg*  
20/04/2022

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 complainants 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, Chengalpattu, to collect the same to satisfy the claims under the orders passed in favor of the above complainants.

Sd/- 20.04.2022  
G. SARAVANAN  
ADJUDICATING OFFICER  
TNRERA, CHENNAI.

CERTIFIED TO BE TRUE COPY

  
20.4.2022  
LAW OFFICER  
TN REAL ESTATE REGULATORY AUTHORITY