

**BEFORE THE**  
**TAMIL NADU REAL ESTATE REGULATORY AUTHORITY,**  
**CHENNAI**  
**Quorum : Hon'ble Mr. G. Saravanan, M.A.,B.L., Adjudicating Officer**

**Execution Petition No.88 of 2021 in CCP No.54 of 2020**

1. C. Rajendran ..... **Petitioners/Order Holders**  
2. R. Chitra

**Vs.**

M/s. Metroline Promoters Private Limited  
Rep. by its authorized signatory, C. Rajamony .... **Respondent/Debtor**

Petitioners : Rep. by Mr.S. Sivakumar, Advocate  
Respondent : Remained Absent

**Heard on : 08.08.2022**  
**Delivered on : 24.08.2022**

**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 25.03.2021.**

The above petitioners/order holders filed the petition for execution stating that the respondent/debtor has not complied with the order passed in the above CCP by this Forum.

2. In spite of sufficient time being granted, the respondent has not filed counter and the request of the counsel for further time for filing the counter was rejected by this Forum.

3. By the order dated 25.03.2021, this Forum directed the respondent to refund the amount paid by the petitioner with interest, compensation and cost within 30 days from the date of issue of the order. The respondent have neither preferred any appeal against the order of this Forum before the Appellate Tribunal nor settled the amount to the petitioners.

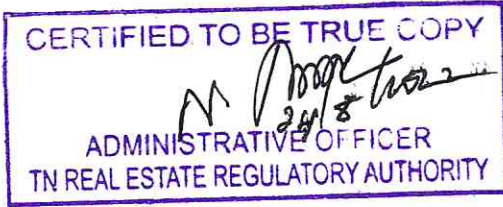
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4. Since the amounts due to the petitioners/order holders under the order is to be recovered as arrears as land revenue, it is just and necessary to issue warrant under section 40(1) of the RERA Act read with Rule 26 of the TNRERA Rules. The EP is 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, Kancheepuram to collect the amount to satisfy the claims under the order passed in favor of the above petitioner/order holder.



**Sd/- 24.08.2022  
G. SARAVANAN  
ADJUDICATING OFFICER  
TNRERA, CHENNAI.**