

**BEFORE THE**  
**TAMIL NADU REAL ESTATE REGULATORY AUTHORITY,**  
**CHENNAI**  
**Quorum : Hon'ble Mr. G. Saravanan, M.A.,B.L., Adjudicating Officer,**  
**Execution Petition No. 12 of 2022 in CCP No.203 of 2019**

A. Vetrivel ..... Petitioner/Order holder  
**Vs.**

1. M/s. Bheema Estate and Reality Pvt Ltd  
Rep by its Director, Ram Chandra Singh
2. M/s. Bhavesha Reality and Development Pvt Ltd  
Rep by its Director, Mahesh Chandra Verma
3. M/s. Bhavaanee Estate and Reality Pvt Ltd  
Rep by its Director, Mahesh Chandra Verma
4. M/s. Benedict Estate and Reality Pvt Ltd  
Rep by its Director, Rajnish Bhushan Pandey
5. M/s. Bansidhara Reality and Estate Pvt Ltd  
Rep by its Director, Vineet Saxena
6. M/s. Bankim Estate and Investment Pvt Ltd  
Rep by its Director, Nand Lal
7. M/s. Badrinaath Development and Reality Pvt Ltd  
Rep by its Director, Anil Kumar Srivastava  
Respondents 1 to 7 being represented by their  
Lawful Power of Attorney Agent
8. M/s. Sahara Prime City Ltd  
Rep by its Director, Subrata Roy Sahara ..... Respondents/Debtors

Petitioner : Rep by Mr. Sundar Narayan, Advocate

Respondents : Remained absent

Heard on : 27.06.2022  
Delivered on : 27.07.2022

TRUE COPY  
27/7/2022

**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 08.07.2021**

The above petitioner/order holder filed the petition for execution stating that the respondents/debtors have not complied with the order passed in the above CCP by this Forum. The respondents remained absent.

2. The counsel for petitioner/order holder submitted that the respondents have neither preferred any appeal nor settled the amount due under the order in CCP to the petitioner/order holder and hence the execution of the order for recovery of the amount under the order to be made by this Forum. By order dated 08.07.2021, this Forum directed the respondents, either jointly or severally, to pay the amount with interest, compensation and cost. But the respondents have not settled the amount due as per the order.

3. Since the amounts due to the petitioner/order holder 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, Coimbatore to collect the amount to satisfy the claims under the order passed in favor of the above petitioner/order holder.

CERTIFIED TO BE TRUE COPY

  
Administrative Officer

**Sd/- 27.07.2022  
G. SARAVANAN  
ADJUDICATING OFFICER  
TNRERA, CHENNAI.**