

BEFORE THE
TAMIL NADU REAL ESTATE REGULATORY AUTHORITY,
CHENNAI
Quorum : Hon'ble Mr. G. Saravanan, M.A.,B.L., Adjudicating Officer,
Execution Petition No. 17 of 2022 in CCP No.65 of 2020

M.G. Sarangan

.... Petitioner/Order holder

Vs.

M/s. Pacifica Infrastructure Company Pvt. Ltd.
Rep. by its Authorised Signatory, Vikram Agnihotri

.... Respondent/Debtor

Petitioner : Rep. by Mr. C. Harsharaj, Advocate

Respondent : Rep. by M/s. Jagruti Dekavadiya, Advocate

Heard on : 17.08.2022

Delivered on : 14.09.2022

**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 27.08.2021**

The above petitioner/order holder filed the petition for execution stating that the respondent/debtor has not complied with the order passed in the above CCP by him.

2. In the reply of the respondent, it is contended that the order passed by this Forum to refund the sale consideration suffers from serious legal deficiencies and as per the decision of the Hon'ble Supreme Court dated 11.11.2021 in M/s. Newtech Promoters and Developers Pvt. Ltd. Vs. State of UP and others, the Adjudicating Officer does not have any power to grant the refund and therefore the order is without jurisdiction and authority of law and due to various reasons the completion of the project was delayed and the construction of the project was already completed and the possession is ready to be handed over to the complainants, provided, the remaining payment is being made and therefore, the petition is liable to be set aside.

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3. By order dated 27.08.2021, 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 filed counter in the main case raising all the objections and points in the counter filed herein. This Forum passed the final order considering all the points raised by the respondent in the main case. It is well settled law that an executing court cannot go beyond its original order. If aggrieved, it was open for the respondent to prefer appeal before the Appellate Tribunal under the Act. It is not the case of the respondent that they have preferred any appeal challenging the order of this Forum before the Appellate Tribunal. In execution proceeding, this Forum cannot re-open the main case and go beyond the final order passed in the CCP. Therefore, all the contentions raised by the respondent are liable to be rejected.
4. 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, Chengalpet to collect the same to satisfy the claims under the orders passed in favor of the above petitioner/order holder.



Sd/- 14.09.2022
G. SARAVANAN
ADJUDICATING OFFICER
TNRERA, CHENNAI.