

**BEFORE THE**  
**TAMIL NADU REAL ESTATE REGULATORY AUTHORITY,**  
**CHENNAI**  
**Quorum : Hon'ble Mr. G. Saravanan, M.A.,B.L., Adjudicating Officer,**  
**Execution Petition No.47 of 2022 in CCP No.177 of 2020**

Rosaline Bosco

..... **Petitioner/Order Holder**

**Vs.**

1. M/s. Sylvanus Builders and Developers Ltd.  
Rep. by its Director, Sansil Ramesh Chandhani
  2. M/s. Pacifica Infrastructure Pvt. Ltd.  
Rep. by its Managing Director, Rocky Israni
- ..... **Respondents/Debtors**

Complainant : Rep. by Mr. S. Karthikei Balan, Advocate.  
Respondents : Rep. by M/s. Jagruti Dekavadiya, Advocate.

**Heard on** : 21.12.2022  
**Delivered on** : 18.01.2023

**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 17.02.2022**

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 filed by them.

2. In the reply of the respondents, it is contended that the order passed by this Forum for compensation suffers from serious legal and factual deficiencies and the averments and allegations in the complaint are false, frivolous and only invented by the complainant and the respondents entered into agreements for sale and construction with the complainant and also

**TRUE COPY**

18/1/23

executed sale deed and are ready to handover possession of the flat to the complainant and the construction took place according to the sanctioned plan and the complainant signed the possession letter wherein all the grievances are solved to the satisfaction of the complainant himself and there is no cause of action for the complaint and the complaint is abuse of process of law and is liable to be dismissed.

3. By the order dated 17.02.2022, this Forum directed the respondents to pay, either jointly or severally, the compensation under various heads for which the complainant is entitled to. The respondents filed counter in the main case raising all the objections and legal points. This Forum passed the final order in the complaint on considering all the points raised by the respondents. It is well settled law that an executing court or forum cannot go beyond its original order. If aggrieved, it was open for the respondents to prefer appeal before the Appellate Tribunal under the RERA Act. It is not the case of the respondents that they have preferred any appeal challenging the order of this Forum before the Appellate Tribunal. In execution proceeding, this Forum cannot re-open and re-agitate the issues already decided in the case and go beyond the final order passed in the CCP. Therefore, all the contentions raised by the respondents 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.

**TRUE COPY**

18/1/25

**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 District to collect the same to satisfy the claims under the order passed in favour of the above petitioner/order holder.

Sd/- 18.01.2023  
G. SARAVANAN  
ADJUDICATING OFFICER  
TNRERA, CHENNAI.

