

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

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

Execution Petition No.02 of 2023 in CCP No.154 of 2020

1. Nivrutha
2. Arun Raghuvveeran
- **Petitioners/Order holders**

Vs.

M/s. Casa Grande Engineering Pvt. Ltd.
Rep. by its Managing Directors
Arun Mn and Anirudh Iyer

.... **Respondent/Debtor**

Petitioners : Rep. by M/s. Chennai Law Associates, Advocates
Respondent : Rep. by M/s. Ganesh & Ganesh, Advocates

Heard on : 29.03.2023

Delivered on : 19.04.2023

**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 07.12.2021**

The above petitioners/Order Holders filed the petition for execution contending that the respondent has not complied with the order passed in the above CCP filed by them. The respondent has not filed any counter.

2. By the order dated 07.12.2021, this Forum directed the respondent to pay the compensation and cost within 30 days from the date of issue of the order. But the respondent has not settled the amount of compensation as per the order to the applicant. No appeal against the order of this Forum before the Appellate Tribunal is preferred by the respondent. Therefore, the petitioners are entitled to seek execution of the order.

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3. 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 the TNRERA Rules and send it to the District Collector, Chennai District, to collect the amounts and satisfy the claims under the orders passed in the above CCP in favour of the above petitioner.

Sd/- 19.04.2023
G. SARAVANAN,
ADJUDICATING OFFICER,
TNRERA, CHENNAI.

