

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

**Quorum : Mr. Sunil Kumar, I.P.S (Retd), M.A, LLB, Hon'ble Single Member**

**Execution Petition No. 60 of 2023 in CCP No. 158 of 2021**

1. Mr. Sampath Desikan  
Rep. by POA Mrs. Latha Rengarajan
2. Mrs. Latha Rengarajan.

... Complainants

Vs.

1. M/s. K. P. Developers.,  
Partnership firm represented by its Managing Partner
2. M/s. K.P. Estates.,  
Partnership firm represented by its Managing Partner
3. M/s. Rudradev Aviation Private Limited.,
4. M/s. NHD Developers.,  
Partnership firm represented by its Managing Partner
5. M/s. KP Homes.,  
Partnership firm represented by its Managing Partner
6. M/s. Adinath Infrastructure.,  
A Partnership firm represented by its Managing Partner
7. M/s. Amar Prakaash Developers Private Limited.,

... Respondents

Complainant : Rep. by M/s. G. Surya Narayanan, Advocates

Respondent : Ex-parte

**Heard on: 19/12/2023  
Delivered on: 20/12/2023**

**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 14/02/2023**

1. The above complainants filed the petition for execution stating that the respondents have not complied with the order passed in the above CCP filed by them.

**TRUE COPY**

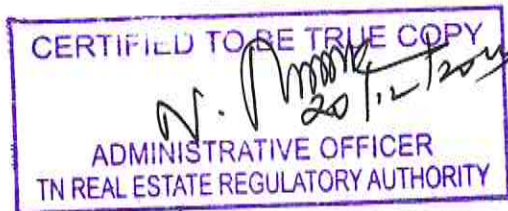
2. The respondents have not obtained any stay in any appeal preferred by the respondents before the Appellate Tribunal nor has he paid the amount due to the complainants in compliance of the order of this Forum.

3. In the above CCP, the respondents are directed to pay the complainants, the amount of Rs.1,22,80,815/- with interest @ 9.30% p.a, for the paid sum of Rs.76,74,129/- from the payment of respective payment till realization as ordered in CCP No. 158 of 2021 dated 14/02/2023. (i.e. Rs.76,74,129/- with interest at the rate of 9.30% p.a from the date of respective payment till 07/06/2023 = Rs.46,06,686/-) (Rs.76,74,129/- + Rs.46,06,686/- = Rs.1,22,80,815/-)

4. Since, the amount due to the complainants under the order is due and liable to be recovered, 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 disposed of 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 to the District Collector, Kancheepuram District, to collect the same for the satisfaction of the claim under the orders passed in favor of the above complainants.



Sd/- 20/12/2023  
SUNIL KUMAR, I.P.S (Retd)  
SINGLE MEMBER  
TNRERA, CHENNAI