

**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. 71 of 2023 in RCP No. 183 of 2022**

A. Anitha ... Complainant

**Vs.**

M/s. RVS Developers Pvt Ltd.,  
Rep. by its Managing Director,  
S. Senthilazhagan

... Respondent

Complainant : Rep by Mr. TN. Buvaneshwaran, Advocate  
Respondent : Ex - parte

**Heard on: 30.01.2024  
Delivered on: 06.02.2024**

**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 RCP DATED 23.05.2023**

1. The above complainant filed the petition for execution stating that the respondent has not complied with the order passed in the above RCP filed by him.
2. The respondent has not obtained any stay in any appeal preferred by the respondent before the Appellate Tribunal nor has he paid the amount due to the complainant in compliance of the order of this Forum.
3. In the above RCP, the respondent is directed to pay the complainant, the amount of Rs.40,59,431/- with interest @ 10.00% p.a, for the paid sum of Rs.22,91,900/- till realization as ordered in RCP No. 183 of 2022 dated 23.05.2023. (i.e. Rs.22,91,900/- with interest at the rate of 10.00% p.a from the date of respective payment till 28.08.2023, i.e. Rs.17,67,531/-) (Rs.22,91,900/- + Rs.17,67,531/- = Rs.40,59,431/-)

**TRUE COPY**

4. Since, the amount due to the complainant 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 complainant.

Sd/- 06.02.2024  
SUNIL KUMAR, I.P.S (Retd)  
SINGLE MEMBER  
TNRERA, CHENNAI

