



**BEFORE THE TAMIL NADU REAL ESTATE  
REGULATORY AUTHORITY (TNRERA)  
(Tamil Nadu, Andaman & Nicobar Islands)  
at Egmore, Chennai – 600 008**

**[Under the Real Estate (Regulation and Development) Act, 2016]**

**E.P.No.30/2023 in C.C.P.No.162/2021**

**15<sup>th</sup> day of December, 2023**

**Coram : Thiru K. Gnanadesikan, I.A.S. (Retired), Chairperson  
Er. S. Manohar, Member  
Adv. V. Jeyakumar, Member**

1)	Thiru Subramanian Viswanathan	]	Execution
2)	Tmt. Revathy Viswanathan	]	Petitioners/
	Represented by their Power of	]	Complainants
	Attorney, Thiru Ashok Viswanathan	]	

Versus

1)	M/s. Selene Estate Limited	]	
	Represented by its Authorised	]	
	Signatory	]	Respondents/
2)	M/s. India Bulls Housing Finance Ltd.	]	Respondents
	Represented by its Authorised	]	
	Signatory	]	

The above Execution Petition came up for final hearing before this Authority in the presence of M/s. B. Arvind Srevatsa - Counsel for Petitioners and M/s. A.R. Vishwaram - Counsel for 1<sup>st</sup> Respondent and M/s. T.Sai . This Authority passes the following order:

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## ORDER

The Execution Petitioners have prayed for issue of recovery warrant under Section 40(1) of the Act for recovery of Rs.1,05,09,413/- and send it to the District Collector for recovery of the same by the District Collector, Chennai and payment to the Execution Petitioners.

2. The Respondent Promoter has not appeared during the hearing and has also not filed compliance Affidavit so far.

3. The sum of Rs.1,05,09,413/- represents the principle amount of Rs.61,62,389/- paid by the Execution Petitioners/Complainant Allottees to the Respondent Promoter and Rs.43,47,024/- being the interest on this principle amount at 9.3% per annum as directed by this Authority for a period from the date of payment of the amount by the Complainant Allottees to the Respondent Promoter till 30.06.2023.

4. Therefore, under Section 40(1) of the real Estate (Regulation and Development) Act, 2016 read with Rule 26 of the Tamil Nadu Real Estate (Regulation and Development) Rules, 2017, this Authority issues recovery warrant for Rs.1,05,09,413/- to be recovered as an arrear of land revenue under the Tamil Nadu Revenue Recovery Act, 1864 by the District Collector, Chennai.

5. On recovery, the District Collector, Chennai shall pay this sum of Rs.1,05,09,413/- to the Execution Petitioners.

6. With the above direction, this Execution Petition is disposed of.

Sd/-...05.12.2023

MEMBER (M), TNRERA

Sd/-...15.12.2023

MEMBER (J), TNRERA

Sd/-...15.12.2023

CHAIRPERSON, TNRERA

/TRUE COPY/FORWARDED/BY ORDER

N.   
15/12/2023  
LAW OFFICER, TNRERA

15.12.23

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