

**BEFORE THE MAHARASHTRA REAL ESTATE REGULATORY AUTHORITY,
PUNE**

CORAM :- SHRI.A.N.Sirsikar

**Non Compliance Application
IN**

Complaint No.CC006000000195986/APPL/NC/1

AMJAD Musa Shaik & Nariya Amjad Shaikh

Complainants

V/s

Karrm Infrastructure Pvt Ltd

Respondent

Project Registration No.P51700008284

Appearance :-

Complainant: Adv.Savinay Khaire Present through VC

Respondent : Absent when called out.

FINAL ORDER
(06-02-2026)

1. By way of this execution application complainants have prayed for execution of order dated 14-08-2023 passed by Hon'ble Member-I MahaRERA, Mumbai. By the said order Complainants are held to be entitle for the refund of amount paid by them to the respondent alongwith interest as contemplated under rule-18 of the Maharashtra Real Estate (Regulation & Development) (Registration of Real Estate Project, registration of Real Estate Agents, Rate of interest and disclosures on website) Rule-2017.
2. According the complainants they paid an amount of Rs.18,19,879/- to the respondent. As per order the interest is payable from 30-11-2020 till realization. The complainants have calculated the interest from 30-11-2020 till today @ 11 percent per annum which comes to Rs.1038230. In this way complainants have claimed total amount of Rs.28,58,109/- from the respondent.

3. On previous dates as well as today till 3.30 p.m. respondent is absent.
4. As per provisions of Section 40(1) of RERA the amount is to be recovered as an arrears of land revenue. In such circumstance recovery warrant is required to be issued in the name of District Collector, Thane. In the light of aforesaid reasons following order is passed:

ORDER

1. Issue warrant against the respondent for recovery of an amount of Rs. 28,58,109/- (Twenty Eight Lakh Fifty Eight Thousand One Hundred Nine only). The interest is calculated upto 06-02-2026. Complainants are entitled for further interest @ 11% per annum till realization.
2. The warrant be sent to the District Collector, Thane who is directed to execute warrant, recover the amount as an arrears of land revenue and same be paid to the complainants.
3. The District Collector is directed to submit report of compliance to this Authority.
4. Accordingly application is disposed off.

Pune
Date :- 06-02-2026


(A.N.Sirsikar)
Adjudicating Officer, MahaRERA, Pune