



Karnataka Real Estate Regulatory Authority

No. 1/14, 2nd Floor, Silver Jubilee Block, Unity Building,
C.S.I. Compound, 3rd Cross, Mission Road, Bengaluru – 560027.



No: RERA/REVENUE/TAH/05/2026

Date: 28.07.2026

Circular

Subject: Regarding procedure to be followed in case of recovery of monetary and non-monetary reliefs in terms of orders passed on complaints filed under Section 31 of the RERA Act, 2016.

Whereas, Sub-section (1) of Section 40 of the RERA Act read with Rule 25 of the Karnataka RERA Rules enables, empowers and authorizes the Authority or the Adjudicating officer as the case may be, to recover from a promoter or an allottee or a real estate agent, as the case may be, any interest or penalty or compensation as may be imposed in the same manner as an arrears of Land Revenue as per the provisions provided in the Karnataka Land Revenue Act, 1964 and the Rules made there under.

Whereas, Sub-section (2) of Section 40 of the Act read with Rule 26 of the Rules enables, empowers and authorizes the Authority or the adjudicating officer as the case may be, to enforce its orders or directions issued or passed by it in the same manner as if it were a decree or order made by the principal civil court of original jurisdiction in a suit.

Now therefore, in exercise of the powers conferred by the above-referred provisions of the Act, the Rules and the regulations of the Authority, the Authority hereby prescribes the following standard operating procedure for implementation with immediate effect.

- 1) After expiry of a period of sixty (60) days from the date of passing of an order by the Authority or the Adjudicating Officer, as the case may be ("**Order**"), the Authority shall verify compliance with such Order by sending a communication to both the parties seeking a response from both parties regarding compliance with the Order.
- 2) In case of failure on the part of the Judgment Debtor to fully comply with the Order, the Decree Holder shall file a Petition on the web portal of the Authority, as per the format prescribed on the RERA portal, seeking enforcement of the Order, along with filing an up-to-date Memo of Calculation, if applicable.



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- 3) Subsequent to receiving the Petition, a notice will be issued to both the parties calling upon both the parties to appear before the Authority on the date fixed for appearance, which date shall be within two weeks from the date of formal registration and final numbering of the Petition, and calling upon the Judgement Debtor to either submit its response and/or report compliance.
- 4) Pursuant to the above, in the event that, after giving the parties an opportunity of being heard on the objections/compliance, the Authority notices non-compliance of the Order by the Judgement Debtor, the Judgment Debtor shall be called upon to comply with the Order, and in this regard, a period of two weeks' time shall be granted for such compliance. In the event that entire and full compliance of the Order is noticed, the Petition shall stand disposed as complied.
- 5) On the fixed date, as a final opportunity, if the Judgement Debtor fails to address the compliance of an Order for monetary reliefs covered under Section 40 (1) of the RERA Act, an order shall be passed calling upon and directing the Judgement Debtor to file an affidavit disclosing and detailing all its movables and immovable assets, including bank accounts and other investments, within a period of two weeks. An opportunity may also be given to the Decree Holder to list and produce the movable and immovable properties of the Judgement Debtor, if any, to the Authority, to expedite the proceedings. Where the Judgement Debtor fails to provide a genuine and accurate affidavit disclosing and detailing all its movables and immovable assets, including bank accounts and other investments, within a period of two weeks, the Authority may pass such necessary orders and/or directions against the Judgement Debtor, as the Authority may deem fit.
- 6) On the final date of hearing, in the event that the Judgement Debtor fully complies with the Order, the Petition shall be disposed off as satisfied.
- 7) In spite of the action taken as above as a final opportunity, if the Judgement Debtor fails to comply with the Order, an order shall be passed/issued along with Revenue Recovery Certificate for recovery of the amounts as directed and stipulated in the Order by invoking Sub-section (1) of Section 40 read with Rule 25 of the Rules, 2017. The said Revenue Recovery Certificate shall



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be duly prepared and forwarded for attaching and auctioning of the movable and immovable properties, including bank accounts of the Judgement Debtor, to the office of the jurisdictional Deputy Commissioner for necessary action.

- 8) On the fixed date, as a final opportunity, if the Judgement Debtor fails to ~~address the compliance of an Order for non-monetary reliefs covered under~~ Section 40 (2) of the RERA Act, the Authority may either enforce the Order in the manner prescribed under law as if it were a decree or order made by a principal civil court in a suit, or the Authority may transmit the Order to the Principal Civil Court having jurisdiction over the Judgement Debtor and / or the subject real estate project, to enable the Decree Holder to enforce the Order in accordance with law, by invoking Section 40 (2) read with Rule 26 of the Rules, 2017.
- 9) In order to initiate the Execution Proceedings from the date of Execution Petition till the disposal, the IT Department, Karnataka RERA shall ensure and make necessary arrangements in the online system and digital infrastructure.

This Circular prescribing the Standard Operating Procedure shall come in force with immediate effect.

(Approved by the Hon`ble Chairman, K-RERA)

Secretary

25/7/26
Karnataka Real Estate Regulatory Authority
Bengaluru