

An order passed by a Real Estate Regulatory Authority (RERA) does not amount to a civil court decree and cannot be executed through civil execution proceedings. RERA orders must be enforced only through the statutory recovery mechanism provided under the RERA Act

The **Karnataka High Court** in the case of **Mantri Developers vs Snil Pathiyam Veetil [W.P. Nos. 17821/2025]** dated **October 31, 2025**, has held that an order passed by a Real Estate Regulatory Authority (RERA) does not amount to a civil court decree and cannot be executed through civil execution proceedings.

The statutory scheme shows that RERA is a 'self-contained code' whose decisions do not conform to any of the requirements of a decree as defined in Section 2(2) CPC, and therefore, its orders cannot be executed as civil decrees. Accordingly, the RERA orders must be enforced only through the statutory recovery mechanism provided under the RERA Act.

The Court observed that the order of the Adjudicating Officer or the order of the Appellate Tribunal, constituted under the RERA Act, does not assume the mantle of a decree, within the contemplation of Section 2(2) of the CPC. Therefore, such an order/orders cannot traverse the path of execution delineated under Order XXI of the CPC.

Further, the proceedings before the RERA are not conceived in the mould of a civil suit, though the RERA Act provides the procedure to be followed, as if it were a civil Court and therefore, cannot culminate in a decree in the classical sense. Accordingly, the Court held that the applications so filed by the petitioner invoking Section 47 of the CPC to hold that the concerned Executing Court did not have jurisdiction were in tune with the law.

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