

S U P R E M E C O U R T O F I N D I A
R E C O R D O F P R O C E E D I N G S

SPECIAL LEAVE PETITION (CIVIL) Diary No. 36292/2026

[Arising out of impugned final judgment and order dated 17-12-2025 in EA No. 220/2023 passed by the National Consumers Disputes Redressal Commission, New Delhi]

M/S PRATEEK REALTORS INDIA PVT. LTD.

Petitioner(s)

VERSUS

ANEESH CHAND MATHUR & ORS.

Respondent(s)

IA No. 188549/2026 - CONDONATION OF DELAY IN FILING

IA No. 188551/2026 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

Date : 13-07-2026 This matter was called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE UJJAL BHUYAN

HON'BLE MR. JUSTICE ATUL S. CHANDURKAR

For Petitioner(s) : Mr. Sudeep Singh, Adv.
Mr. Sameer Singh, Adv.
Ms. Neelam Singh, AOR

For Respondent(s) :

UPON hearing the counsel the Court made the following
O R D E R

1. Considering the order which we propose to pass, issuance of notice to the respondents is considered not necessary.
2. Learned counsel for the petitioner submits that an amount of ₹7,58,235.00 (seven lakh fifty Eight thousand two hundred and thirty five rupees only) has been paid by the petitioner (developer) towards subvention charges on behalf of the respondents-flat buyers. Therefore, the said amount is required to

be deducted while refunding the amount deposited by the respondents-flat buyers.

3. We find that execution proceedings are pending and the next date is 15.07.2026. The National Consumer Disputes Redressal Commission (Commission) has already clarified in its order dated 10.06.2026 that any dispute in calculation with respect to balance as recorded in the order dated 08.04.2026 shall be taken up on 15.07.2026. Order dated 08.04.2026 is as under:

"1. In compliance of earlier orders, the JD has placed before us a copy of their calculation, a copy of which is yet to be supplied to the decree holders. As per this calculation, the JD admits the balance amount payable to be Rs.7.91 lacs only, and not Rs.15.63 lacs as claimed by the decree holders. The counsel for the JD undertakes to pay this amount within a maximum of two weeks. Accordingly, the following orders are passed.

(i) The JD is hereby directed to pay the undisputed and admitted amount of Rs.7.91 lacs to the decree holders within a maximum of one week from today, positively.

(ii) Supply the copy of their calculation to the decree holders within three days from today. The decree holders will have another one week to verify these calculations. Dispute in calculations will be looked into on the next date.

2. List the matter on 29.04.2026"

4. This being the position, we are of the view that it would be open to the petitioner to raise the aforesaid ground before the executing court on 15.07.2026 when the execution proceedings are taken up or on subsequent dates thereafter. Till the issue is

finally decided by the Commission, the aforesaid amount of ₹7,58,235.00 (seven lakh fifty Eight thousand two hundred and thirty five rupees only) already deposited by the petitioner with the Commission shall not be released in favour of the respondents-flat buyers.

5. This disposes of the Special Leave Petition.

6. Pending application(s), if any, shall stand disposed of.

(IRAMNAZ)
COURT MASTER (SH)

(CHETNA BALOONI)
COURT MASTER (NSH)