

IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION

CIVIL APPEAL No(s).6876/2026

HUBTOWN LIMITED & ORS.

APPELLANT(S)

VERSUS

HUBTOWN GREENWOODS FLAT BUYERS WELFARE
ASSOCIATION

RESPONDENT(S)

O R D E R

1. We heard Mr. Pinaki Mishra, the learned senior counsel appearing for the appellants - original developers and Mr. Anand Shankar Jha, the learned counsel appearing for the respondent society.

2. We find no error, not to speak of any error of law in the impugned order passed by the National Consumer Disputes Redressal Commission (for short, "the NCDRC").

3. The operative part of the impugned order reads thus:-

"15. Considering the entire facts and circumstances, the Consumer Complaint is partly allowed with the following directions:

(a) The Opposite Parties shall pay compensation for the delay in delivery of possession to the members of the Complainant Association in the form of simple interest @6% per annum on the amounts paid by them to the OPs, from the respective promised dates of possession until the date of actual possession in each case. In case such possession was without a valid OC, the delay compensation shall be payable till the date of such OC.

(b) This order shall be applicable only to those members of the complainant association on whose

behalf the complaint was filed; If any of these members have settled the matter with the OPs prior to the date of this order, such allottees/Members of the association shall not be entitled to the benefit of this order. Allottees/Members of Association, who after filing of the complaint have sold these units, but have not settled with the OPs, shall also be entitled to benefit of this order.

(c) If any allottee/Member of association who has sold his unit prior to the filing of the complaint by the association, shall not be entitled to benefit of this order. However, the subsequent purchasers of such units, if they are members of the association and complaint was filed on their behalf, and they have not settled the matter with the OPs, shall be entitled to benefit of the order. This is keeping in view of the judgment of Hon'ble Supreme Court in **Laureate Buildwell Pvt. Ltd. vs Charanjeet Singh (2021) SCC Online SC 479** that subsequent purchaser steps into the shoes of earlier allottees and inherits the rights and responsibilities/ liabilities of earlier allottees.

(d) OP shall also take requisite steps for registration of conveyance deed for the allottees/members of association to whom possession has already been given. Both sides are required to complete the required formalities in this regard within a maximum of two months.

(e) Further, if any of the promised amenities/facilities are still lacking the OPs shall ensure that such amenities are provided and pending works are completed before the conveyance deeds are registered.

(f) All amount under this order shall be paid by OP within a maximum of one month, Failing which total amount payable at the end of one month shall carry interest @ 9% p.a. from the expiry of one month till the date of actual payment.

(g) The Opposite Parties shall also pay a sum of Rs.25,000/- as litigation costs to the Complainant

Association.

(h) The liability of the Opposite Parties shall be joint and several."

4. We take notice of the fact that the appellant(s) were directed to pay the requisite amount within one month, failing which the amount would carry interest @ 9% per annum.

5. The only indulgence we are inclined to grant is with respect to 15(f) referred to above. Instead of one month, we grant two months' time from today to make the payment, subject to the appellant(s) filing an undertaking before this Court on oath that they shall make the payment within two months from today as directed by the NCDRC.

6. Let the undertaking be filed within a period of one week from today.

7. One copy of the undertaking shall be furnished to the learned counsel appearing for the respondent society.

8. With the aforesaid, the appeal stands disposed of.

9. Pending application(s), if any, also stand disposed of.

..... J.
[J.B. PARDIWALA]

..... J.
[K.V. VISWANATHAN]

NEW DELHI;
08th MAY, 2026

ITEM NO.61

COURT NO.7

SECTION XVII-A

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

Civil Appeal No(s).6876/2026

HUBTOWN LIMITED & ORS.

Appellant(s)

VERSUS

HUBTOWN GREENWOODS FLAT BUYERS WELFARE
ASSOCIATION

Respondent(s)

FOR ADMISSION

IA No. 136158/2026 - EX-PARTE STAY

Date : 08-05-2026 This matter was called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE J.B. PARDIWALA
HON'BLE MR. JUSTICE K.V. VISWANATHAN

For Appellant(s) : Mr. Pinaki Mishra, Sr. Adv.
Mr. Rajesh P., AOR
Mr. Rajat Joneja, Adv.
Mr. Manmeet Singh Nagpal, Adv.

For Respondent(s) : Mr. Anand Shankar Jha, Adv.
Mr. Jeevan Ballav Panda, Adv.
Mr. Rahul Kaushik, Adv.
M/s Khaitan & Co., AOR

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

1. The appeal is disposed of in terms of the signed order which is placed on the file.
2. Pending application(s), if any, shall also stand disposed of.

(HARPREET KAUR)
COURT MASTER (SH)

(POOJA SHARMA)
COURT MASTER (NSH)