

S U P R E M E C O U R T O F I N D I A
RECORD OF PROCEEDINGS

Petition(s) for Special Leave to Appeal (C) No(s). 23961/2026

[Arising out of impugned final judgment and order dated 30-06-2026 in FA No. 257/2025 passed by the National Consumers Disputes Redressal Commission, New Delhi]

IREO GRACE REALTECH PVT. LTD

Petitioner(s)

VERSUS

SAKSHI ABRAHAM & ANR.

Respondent(s)

(IA No. 201518/2026 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT)

Date : 21-07-2026 This matter was called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE K.V. VISWANATHAN
HON'BLE MR. JUSTICE ARUN PALLI

For Petitioner(s) :

Ms. Rooh-e-hina Dua, AOR
Ms. Shrutika Garg, Adv.
Ms. Yashika Kapoor, Adv.
Ms. Ruchi, Adv.

For Respondent(s) :

Mr. Aditya Parolia, Adv.
Mr. Akshay Srivastava , AOR
Mr. Sombul Ismail, Adv.

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

1. Application for exemption from filing certified copy of the impugned judgment is allowed.
2. Heard Ms. Rooh-e-hina Dua, learned counsel for the petitioner and Mr. Aditya Parolia, learned counsel appearing on caveat on behalf of both the respondents.

3. Learned counsel for the petitioner draws attention to paragraph Nos. 27 and 28 at page 35 (pdf 74).

4. Paragraph Nos. 27 and 28 of the impugned order read as under:

"27. Subsequent to this judgment, *Abhishek Khanna* (Supra) this Commission has generally been awarding delay compensation in cases of delay in possession by the builder by way of interest @ 6% p.a. and have generally been allowing refunds with interest @ 9% p.a.

28. Hence, in view of the foregoing, we are of the considered view that in the present case also, the complainant / respondent herein are also entitled to delay compensation by way of interest @ 6% p.a. on the total amount paid by them for the delay period i.e. from 27.11.2018 to 13.06.2019."

5. Learned counsel submits that only delayed compensation, as prescribed in the Agreement, could have been ordered and the National Consumer Disputes Redressal Commission, New Delhi erred in ordering 6% p.a interest on the total amount paid for the delayed period from 27.11.2018 to 13.06.2019.

6. Mr. Aditya Parolia, learned counsel for the respondents, on the other hand, submits that there are judgments of this Court which have upheld the directions as contained in the paragraphs extracted hereinabove.

7. As the parties are duly represented, notice is dispensed with.

8. List on 2nd September, 2026.

9. In the meantime, the impugned order will remain stayed on the condition that the petitioner will pay what according to them is the admitted amount of delayed compensation under the Agreement.

10. Pleadings be completed, in the meantime.

11. Insofar as the aspect of possession is concerned, Mr. Aditya Parolia, learned counsel for the respondents submits that the petitioner has not handed over the possession.

12. On the other hand learned counsel for the petitioner submits that there are certain holding charges due from the respondents.

13. We permit the respondents to execute the order insofar as the aspect of possession is concerned.

14. We record the undertaking of the petitioner that the admitted amount of delayed compensation, as calculated under the Agreement for the period from 27.11.2018 to 13.06.2019, will be paid unconditionally within a period of four weeks from today.

(ANITA MALHOTRA)
DEPUTY REGISTRAR

(MANOJ KUMAR)
COURT MASTER