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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

CNR No. DLHC010420042026

+ **RERA APPEAL 5/2026, CM APPLs. 60224-26/2026**

**REAL ESTATE REGULATORY AUTHORITY NCT OF
DELHI**

.....Appellant

Through: Mr. Biraja Mahapatra with Mr.
Abhay Singh, Advs.

versus

BASANT PROJECTS LIMITED

.....Respondent

Through: None.

CORAM:

HON'BLE MR. JUSTICE VIVEK CHAUDHARY

HON'BLE MS. JUSTICE RENU BHATNAGAR

ORDER

% **07.09.2026**

1. The present appeal is directed against the Order dated 30.09.2024 passed by the Hon'ble Real Estate Appellate Tribunal in Appeal No. 145/REAT/2024, whereby the learned Appellate Tribunal allowed the appellant's appeal and held that the Graded Response Action Plan (GRAP) orders issued by the Commission for Air Quality Management, resulting in stoppage of construction activities, constitute a "*force majeure*" event under Section 6 of the Real Estate (Regulation and Development) Act, 2016, and consequently granted extension of registration of the project for the period during which the GRAP orders remained in force. The Tribunal further directed that the interest payable to the allottees for delayed possession be calculated



on a case-to-case basis in accordance with the respective Builder Buyer Agreements.

2. Heard learned counsel for the appellant.
3. Admittedly, none of the buyers or developers has challenged the impugned order passed by the RERA Appellate Authority.
4. Having regard to the inordinate delay of 504 days in filing the present appeal and 112 days delay in re-filing coupled with the fact that the dispute is sought to be agitated only by the RERA Appellate Authority, we are not inclined to entertain the present appeal. The appeal is, accordingly, dismissed on the ground of delay alone.
5. All questions of law raised by the RERA Appellate Authority in the present appeal are left open to be considered in an appropriate matter before the appropriate forum, in accordance with law.
6. Pending application(s), if any, also stand disposed of.

VIVEK CHAUDHARY, J

RENU BHATNAGAR, J

SEPTEMBER 7, 2026

yk/kp