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SUPREME COURT

Supreme Court Slams Builders for Unfair Clauses, Rules Against Excessive Forfeiture in Flat Bookings

Sheikh Rayees • February 4, 2025

PUBLISHED REPORT

In a significant win for homebuyers, the Supreme Court has ruled that builders cannot impose excessive forfeiture penalties on buyers who cancel their apartment bookings. The verdict, delivered by a bench of Justices B.R. Gavai and S.V. Bhatti, upholds consumer rights by declaring that such clauses in builder-buyer agreements constitute "unfair trade practices." The case revolved around a dispute between homebuyers and Godrej Projects Development Ltd. over a...

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