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PROPVISION RESEARCH · KARNATAKA RERA · OCTOBER 2026

Is your flat delayed? What 180 Karnataka RERA orders show

Outcomes of Karnataka RERA Authority cases on delayed possession, delay interest and refunds, read from the published orders, with the full case list.

87%
of delay cases decided on merits went to the buyer (103 of 118)

10.95%
a year: delay-interest rate today, SBI's highest MCLR plus 2%

0
of 161 readable orders cut interest for Covid, weather or other force majeure

What we found

- Buyers won 103 of the 118 delay cases RERA decided on merits (87%). Including builders who settled before a ruling, buyers came out ahead in 142 of 157 cases (90%).
- Every interest award used the same rate, SBI's highest MCLR plus 2%. SBI's 3-year MCLR has been 8.95% since 15 September 2026, so the rate is 10.95% a year.
- In 161 readable orders, RERA never cut or refused interest because of Covid, weather, labour or any other outside event.
- In 36 of the 57 delay-interest wins, interest keeps running until the buyer gets possession.
- Mental agony and legal costs usually add ₹5,000 to ₹2 lakh. Nearly all the money comes from the interest.

How the 179 listed orders ended

Buyer won delay interest and kept the home	57	32%	
Buyer won a refund with interest	43	24%	
Buyer won other orders (sale deed, registration)	3	2%	
Builder settled before the ruling	39	22%	
Buyer lost	15	8%	
On hold because of a High Court case	4	2%	
Order not readable (handwritten or Kannada scan)	18	10%	

How we did this

We read the operative orders in 180 Karnataka RERA Authority cases about delay, interest or refunds. Thirty came from RERA's August 2026 order list; the other 150 were drawn at random from the 4,417 delay and interest orders on its September 2026 list (random seeds 7 and 11). Orders were read by OCR and checked by hand. Eighteen were handwritten or in Kannada and are marked unreadable. One order from the original count is missing from the case list, so this list has 179 rows; none of the headline figures change.

"Amount named in order" is the figure the order states: an interest award, a refund, or the sum on which interest is computed. It is not always the amount paid. Notes flag figures that could not be read cleanly. Look up any case by complaint number at rera.karnataka.gov.in.

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COMPLAINT NO.	ORDER DATE	OUTCOME	RELIEF GRANTED	UNTIL POSSESSION	AMOUNT NAMED IN ORDER	NOTE
CMP/180322/0000610	2021-04-27	buyer lost				
CMP/UR/190808/0003167	2022-03-12	settled before ruling				
CMP/180129/0000433	2022-06-10	order not readable			₹38,83,203	outcome illegible; amount from order header
CMP/220322/0009235	2022-06-25	settled before ruling				
CMP/191109/0004665	2022-06-25	settled before ruling				
CMP/UR/210903/0008295	2022-07-14	settled before ruling				
CMP/210717/0008139	2022-08-01	order not readable				
CMP/UR/201008/0006786	2022-09-08	settled before ruling				
CMP/210418/0007907	2022-09-09	buyer won	Delay interest		₹93,82,755	
CMP/UR/220405/0009311	2022-09-09	settled before ruling				
CMP/191127/0004623	2022-09-13	buyer lost				
CMP/201123/0006839	2022-09-19	settled before ruling				
CMP/220420/0009371	2022-10-03	buyer won	Refund + interest		₹49,42,605	
CMP/UR/220629/0009701	2022-10-12	settled before ruling				
CMP/200923/0006648	2022-10-15	buyer won	Refund + interest			
CMP/211201/0008657	2022-10-31	buyer won	Delay interest		₹5,16,490	
CMP/221116/0010349	2022-11-12	settled before ruling				
CMP/UR/200902/0006494	2022-11-17	buyer won	Delay interest			
CMP/UR/190525/0003116	2022-12-17	buyer lost				
CMP/190104/0001825	2022-12-19	buyer lost				
CMP/220518/0009480	2022-12-30	buyer won	Delay interest		₹12,57,179	
CMP/211126/0008648	2023-01-16	settled before ruling			₹20,50,237	
CMP/201011/0006817	2023-01-18	buyer won	Delay interest			
CMP/UR/210701/0008089	2023-02-03	buyer won	Refund + interest		₹61,00,232	
CMP/220321/0009202	2023-02-11	settled before ruling				
CMP/UR/220824/0009932	2023-03-09	buyer lost				
CMP/221007/0010059	2023-03-20	buyer won	Refund + interest		₹12,56,250	
00123/2023	2023-04-05	settled before ruling				
CMP/210204/0007570	2023-04-13	buyer won	Delay interest		₹11,58,656	
CMP/210502/0007939	2023-04-28	buyer lost				dismissed for non-prosecution
CMP/220309/0009097	2023-05-23	settled before ruling				
CMP/210312/0007784	2023-05-23	settled before ruling			₹13,33,398	
CMP/210706/0008101	2023-05-24	buyer lost				
CMP/220720/0009777	2023-06-01	buyer won	Refund + interest		₹90,53,299	
CMP/221114/0010274	2023-07-08	settled before ruling				

COMPLAINT NO.	ORDER DATE	OUTCOME	RELIEF GRANTED	UNTIL POSSESSION	AMOUNT NAMED IN ORDER	NOTE
CMP/221207/0010429	2023-07-08	settled before ruling				
CMP/221229/0010575	2023-07-08	settled before ruling				
CMP/221207/0010431	2023-07-08	settled before ruling				
CMP/221212/0010455	2023-07-08	settled before ruling				
CMP/221228/0010551	2023-07-08	settled before ruling				
CMP/200129/0005317	2023-07-13	buyer lost				dismissed for non-prosecution
CMP/201108/0007036	2023-07-17	buyer won	Delay interest	Yes	₹11,73,288	
CMP/210516/0007950	2023-07-22	settled before ruling			₹5,00,000	
CMP/221109/0010230	2023-07-28	buyer won	Refund + interest		₹1,00,000	
00157/2023	2023-08-23	buyer won	Refund + interest		₹19,93,224	
CMP/200302/0005443	2023-09-11	buyer won	Delay interest	Yes	₹83,04,464	
CMP/220520/0009503	2023-10-18	buyer won	Refund + interest			
CMP/200813/0006281	2023-10-30	buyer won	Delay interest			amount illegible in source scan
CMP/210306/0007756	2023-11-10	buyer won	Delay interest			
01291/2023	2023-11-29	settled before ruling				
CMP/200718/0006141	2023-12-04	settled before ruling				
CMP/210819/0008257	2023-12-28	buyer won	Refund + interest			
CMP/200726/0006263	2024-01-05	buyer won	Delay interest	Yes	₹23,87,823	
00322/2023	2024-01-10	buyer won	Refund + interest		₹21,20,076	
CMP/181222/0001787	2024-01-11	buyer won	Refund + interest		₹79,01,589	
CMP/220412/0009347	2024-01-17	buyer won	Delay interest		₹3,51,370	
CMP/UR/201016/0006870	2024-01-17	order not readable				
CMP/221226/0010517	2024-03-16	settled before ruling				
CMP/210715/0008131	2024-04-02	settled before ruling				
01295/2023	2024-04-10	buyer won	Delay interest	Yes	₹2,82,085	
01627/2023	2024-04-10	settled before ruling			₹14,14,392	
CMP/UR/221109/0010231	2024-04-12	buyer won	Refund + interest			
CMP/190120/0001921	2024-04-18	buyer won	Delay interest		₹54,28,085	
CMP/UR/220101/0008761	2024-05-14	buyer won	Delay interest		₹50,76,793	
CMP/UR/221114/0010290	2024-05-14	settled before ruling				
00392/2023	2024-06-19	settled before ruling				
00049/2023	2024-07-01	settled before ruling				
01249/2023	2024-07-04	buyer won	Delay interest	Yes	₹10,34,519	
CMP/210303/0007740	2024-07-18	buyer won	Delay interest		₹4,43,149	

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00930/2023	2024-07-23	buyer won	Delay interest	Yes	₹21,82,586	
01456/2023	2024-07-30	order not readable				
00050/2023	2024-08-02	buyer won	Delay interest	Yes		
CMP/220119/0008834	2024-08-28	buyer won	Refund + interest		₹86,66,380	
00047/2024	2024-10-21	order not readable				
00450/2024	2025-01-22	settled before ruling				
01879/2023	2025-01-23	settled before ruling				
00085/2024	2025-02-04	settled before ruling				
00141/2023	2025-02-13	buyer won	Refund + interest		₹18,96,577	
CMP/UR/210303/0007742	2025-03-10	buyer lost				
01276/2023	2025-03-15	buyer won	Refund + interest		₹57,74,747	
CMP/221110/0010239	2025-03-18	buyer won	Refund + interest		₹3,00,000	
00768/2024	2025-04-02	buyer won	Refund + interest		₹27,24,349	
01050/2024	2025-04-07	order not readable				
00411/2024	2025-04-22	buyer won	Delay interest			
00388/2024	2025-05-12	buyer won	Refund + interest		₹1,55,90,658	
01203/2023	2025-05-19	order not readable				
00938/2024	2025-05-28	buyer won	Delay interest	Yes		
CMP/210913/0008327	2025-06-30	buyer won	Other orders			
01002/2024	2025-07-07	buyer won	Refund + interest			
00538/2024	2025-07-22	buyer won	Delay interest			
00890/2024	2025-07-23	buyer won	Delay interest	Yes	₹8,28,551	
00935/2024	2025-07-29	buyer won	Refund + interest		₹13,61,203	
01360/2024	2025-08-11	buyer won	Refund + interest		₹25,077	amount looks low; check against the order
00001/2025	2025-08-16	buyer won	Delay interest	Yes	₹10,35,559	
00933/2024	2025-08-16	buyer won	Delay interest	Yes	₹8,65,000	
01682/2023	2025-08-18	order not readable				
01213/2024	2025-09-02	buyer lost				
CMP/211115/0008563	2025-10-15	buyer won	Delay interest	Yes	₹40,43,200	
CMP/211115/0008572	2025-10-16	buyer won	Delay interest			
01013/2024	2025-10-17	buyer won	Refund + interest			
00939/2025	2025-10-17	order not readable				
00206/2023	2025-11-07	settled before ruling				

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00051/2025	2025-11-10	buyer won	Refund + interest		₹17,02,565	
00573/2025	2025-12-01	buyer won	Refund + interest		₹78,46,458	
CMP/UR/210707/0008106	2025-12-09	buyer won	Refund + interest		₹11,20,059	
00748/2023	2025-12-22	buyer won	Refund + interest		₹32,94,816	
01129/2025	2026-01-12	order not readable			₹13,500	outcome illegible; amount from order header
CMP/220713/0009744	2026-01-22	order not readable				
01056/2023	2026-02-05	buyer won	Refund + interest		₹1,45,23,956	
00971/2024	2026-02-05	buyer lost				dismissed for non-prosecution
00361/2025	2026-02-09	buyer won	Delay interest	Yes	₹9,10,485	
00239/2025	2026-02-24	settled before ruling				
00501/2025	2026-03-09	buyer won	Delay interest	Yes		
00791/2025	2026-03-09	buyer won	Refund + interest		₹1,44,03,001	
00143/2025	2026-03-09	settled before ruling				
00755/2023	2026-03-16	buyer lost				documents not filed
00838/2023	2026-03-16	buyer won	Delay interest		₹53,00,000	
01458/2023	2026-03-16	settled before ruling				
00832/2023	2026-03-16	buyer won	Delay interest		₹50,00,000	
00135/2025	2026-03-23	buyer won	Delay interest	Yes		
CMP/220222/0009039	2026-03-23	buyer lost				
01127/2025	2026-03-26	order not readable				
00432/2025	2026-03-27	settled before ruling				
00823/2025	2026-04-06	buyer won	Delay interest	Yes	₹8,57,202	
00658/2025	2026-04-10	buyer won	Delay interest	Yes	₹14,08,285	
CMP/220426/0009382	2026-04-13	buyer won	Delay interest		₹5,23,000	
01378/2025	2026-04-13	buyer won	Delay interest		₹54,87,000	
01006/2025	2026-04-13	buyer won	Delay interest	Yes	₹6,89,089	
CMP/211018/0008447	2026-04-16	buyer won	Refund + interest		₹2,90,700	
01262/2024	2026-04-18	buyer won	Other orders			
00771/2025	2026-04-21	buyer won	Refund + interest		₹29,04,000	
01013/2025	2026-04-21	buyer won	Refund + interest		₹27,30,193	
00233/2025	2026-04-21	buyer won	Refund + interest		₹14,60,366	
00958/2023	2026-04-22	buyer won	Delay interest	Yes		

COMPLAINT NO.	ORDER DATE	OUTCOME	RELIEF GRANTED	UNTIL POSSESSION	AMOUNT NAMED IN ORDER	NOTE
00663/2025	2026-04-23	buyer won	Delay interest	Yes	₹7,72,000	
00330/2025	2026-04-24	buyer won	Delay interest	Yes	₹9,74,520	
00987/2024	2026-04-27	buyer won	Delay interest	Yes	₹28,61,719	
00317/2025	2026-04-27	buyer won	Delay interest	Yes	₹9,20,552	
00571/2025	2026-04-29	buyer won	Delay interest	Yes	₹13,02,834	
00158/2025	2026-05-04	buyer won	Delay interest	Yes	₹94,21,780	
01194/2025	2026-05-04	buyer won	Refund + interest		₹5,71,64,422	
01401/2023	2026-05-04	buyer won	Refund + interest		₹55,61,691	
CMP/211116/0008575	2026-05-05	buyer won	Refund + interest		₹22,93,000	
00860/2024	2026-06-03	buyer won	Delay interest	Yes	₹8,31,000	
CMP/UR/200224/0005528	2026-06-03	settled before ruling				
01874/2023	2026-06-03	buyer won	Delay interest	Yes	₹22,29,000	
00787/2024	2026-06-03	buyer won	Delay interest	Yes	₹10,77,486	
01222/2024	2026-06-04	order not readable				
00827/2023	2026-06-05	buyer won	Delay interest	Yes	₹32,17,000	
00076/2026	2026-06-06	order not readable				
00205/2026	2026-06-08	order not readable			₹76,26,900	outcome illegible; amount from order header
00813/2024	2026-06-09	buyer won	Delay interest		₹7,95,43,750	figure likely the amount paid or sale value, not the award
01264/2024	2026-06-10	buyer won	Refund + interest		₹2,15,00,000	
00160/2025	2026-06-10	buyer won	Delay interest	Yes	₹5,68,323	
01210/2025	2026-06-16	buyer won	Refund + interest		₹27,82,000	
00508/2023	2026-06-16	buyer won	Delay interest			
00301/2026	2026-06-22	order not readable				
01344/2025	2026-06-29	buyer won	Refund + interest		₹1,97,00,000	
00154/2025	2026-06-29	buyer lost				dismissed for non-prosecution
00247/2024	2026-06-29	buyer won	Refund + interest		₹34,78,000	
CMP/200127/0005303	2026-06-30	buyer lost				
00167/2026	2026-07-07	buyer won	Delay interest	Yes	₹55,19,684	
00454/2025	2026-07-10	buyer won	Refund + interest			
00030/2026	2026-07-20	order not readable				
CMP/UR/221012/0010092	2026-07-23	on hold (High Court writ)				

COMPLAINT NO.	ORDER DATE	OUTCOME	RELIEF GRANTED	UNTIL POSSESSION	AMOUNT NAMED IN ORDER	NOTE
CMP/UR/201117/0007080	2026-07-23	on hold (High Court writ)				
CMP/UR/221012/0010089	2026-07-23	on hold (High Court writ)				
CMP/UR/221012/0010090	2026-07-23	on hold (High Court writ)				
01016/2024	2026-07-28	buyer won	Refund + interest		₹1,29,00,000	
00477/2024	2026-07-28	buyer won	Refund + interest		₹25,82,000	
00133/2025	2026-08-03	buyer won	Refund + interest		₹28,97,000	
00640/2025	2026-08-04	order not readable				
00873/2025	2026-08-04	buyer won	Other orders			
00360/2026	2026-08-10	buyer won	Delay interest	Yes	₹14,28,000	
01112/2024	2026-08-10	buyer won	Delay interest	Yes	₹58,32,000	
00429/2026	2026-08-10	buyer won	Delay interest	Yes	₹13,41,000	
00266/2026	2026-08-10	buyer won	Delay interest	Yes	₹18,33,000	
00267/2026	2026-08-13	buyer won	Delay interest	Yes	₹35,36,390	
00113/2025	2026-09-03	settled before ruling				