$~18

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

\+ W.P.(C) 7977/2021 & CM APPL. 24812/2021

RAM KRISHAN AND ORS. .....Petitioners

Through: Mr. D.K. Singh and Ms. Rashi K. Gupta, Advs.

versus

NEW DELHI MUNICIPAL COUNCIL AND ANR. .....Respondents

Through: Mr. Sriharsha Peechara, SC and Mr. Ashish Tiwari, ASC with Mr. Akshat Kulshreshtha, Mr. Soumit Ganguli and Mr. Sahib Patel, Advs. for NDMC

CORAM:
HON'BLE MS. JUSTICE MINI PUSHKARNA

O R D E R

% 02.09.2025

1. The present writ petition has been filed *inter alia* seeking to set aside/quash the notice of demand dated 06th July, 2021.

2. There is further prayer seeking directions to the respondents to decide the pending objections of the petitioners with respect to the property tax, by granting liberty of hearing to the petitioners and re-assess the property tax separately in respect of each of the property *Nos. 9 and 11, Bazar Lane, Bengali Market, New Delhi,* by treating them as independent and separate units.

3. Learned counsel appearing for the petitioners submits that mutation of the property in the names of individual co-owners has already been done. He

submits that there are four co-owners of the property. Thus, it is submitted that separate PID numbers be assigned.

4. *Per contra*, learned counsel appearing for respondents-New Delhi Municipal Council ("NDMC") submits that an amount to the tune of approximately Rs. 36,38,000/-, is due and payable against the old PID number, i.e., P-6232. Thus, he submits that new number cannot be assigned, till property tax dues with respect to the said PID number, is paid.

5. At this stage, learned counsel appearing for the petitioners submits that the co-owners have apportioned the different portions of the property amongst themselves in terms of Memorandum of Understandings ("MOUs") dated 18th August, 1998 and 27th May, 2003.

6. Learned counsel further submits that Land and Development Office ("L&DO") has already executed lease deeds in favour of the respective co-owners. Therefore, the properties are now shown as separate in the land records also.

7. Considering the submissions made before this Court, it is directed that the present writ petition be considered as a representation by the NDMC. Various objections as raised by the petitioners shall be taken into account by the NDMC. An opportunity of hearing shall be granted to the petitioners through their authorized representative.

8. All the amounts that already stand paid by the petitioners towards the property tax, shall be duly adjusted. Further, the accounts shall be collated by the NDMC with regard to the assessment of the property tax.

9. Upon granting hearing to the petitioners, a Speaking Order shall be passed by the NDMC expeditiously, preferably, within a period of six months, from today, as regards the assessment of property tax with respect

to the PID number, i.e., P-6232.

10. Upon intimation, the petitioners shall pay the indicated property tax in terms of the proportion which has fallen to their share in terms of the aforesaid MOUs.

11. Upon the petitioners clearing the dues in terms of what is indicated to them, the NDMC shall proceed to assign separate PID numbers to the properties in terms of the lease deed executed by the L&DO.

12. With the aforesaid directions, the present writ petition, along with the pending application, stands disposed of.

MINI PUSHKARNA, J

SEPTEMBER 2, 2025/KR