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

+ **W.P.(C) 13172/2025 & CM APPL. 53977/2025-Stay**

E NAGACHANDRAN

.....Petitioner

Through: Mr. Tarunveer and Mr. T.R.
Mohanty, Advocates

versus

UNION OF INDIA

.....Respondent

Through: Mr. Sushil Raaja, SPC

CORAM:

HON'BLE MR. JUSTICE SAURABH BANERJEE

ORDER

28.08.2025

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1. The petitioner, *vide* the present petition, seeks quashing and setting aside of the eviction order dated 27.06.2025 and the proceedings initiated under *Section 3B* of the Public Premises (Eviction of Unauthorized Occupants) Act, 1971 as also the earlier notice dated 15.01.2025 alongwith certain other reliefs.

2. In essence, it is the case of the petitioner that the petitioner was allotted the house in question in September, 2019 and has been residing there with his family since 20.01.2020. Further, upon receipt of an alleged telephone call in 2024, wherein he was apprised *qua* non-deposit of the license fee to the account of the Directorate of Estate, the petitioner requested the Ministry of Corporate Affairs for having the same deducted from his salary. As such, the license fee is being deducted regularly with effect from September 2024, so much so, the arrears for the period



January, 2020 to August, 2024, have already been deducted in addition to the license fee for the period from December, 2024 to March, 2025.

3. Learned counsel for the petitioner submits that presently there are no dues *qua* the license fee for the premises. In fact, the petitioner has made two representations before the respondent i.e. on 18.08.2025 and 20.08.2025 for the same as well. However, despite receipt, he is yet to hear anything from the respondent.

4. During the course of arguments, learned counsel for the petitioner has handed over to this Court, a fresh Office Memorandum dated 20.08.2025, with respect to the premises, which is taken on record alongwith the annexure collectively marked as 'A', contents whereof are reproduced herein as under:

"The undersigned is refer to a representation dated 18.08.2025 (copy enclosed) received from E. Nagachandran, Deputy Director of this Ministry, regarding cancellation of eviction order dated 27.06.2025 in respect of Quarter No. P-5 (AAN-1111225808), Type IV Special, Andrews Ganj Extension, New Delhi 110049, which seem to have been issued in view of non-deduction of license fee from his salary.

2. Due to some unknown technical reason and oversight, the license fee was not deducted in time, but the same has been deducted in full and the current deduction are being done regularly. The arrears of Licence Fee in r/o Sh. E Nagachandran, Deputy Director for aforesaid quarter for the period from 20.01.2020 to 31.08.2024 @ Rs. 680 per month was Rs. 38080/- only, which have been recovered fully from the salary of month of January to April 2025. The extract of PBR (from Sep, 2024 to July, 2025) is enclosed for your reference."

5. Issue notice.

6. Learned counsel for the respondent accepts notice.

7. Under the facts and circumstance, this Court deems it appropriate to



dispose of the present writ petition with a direction to the respondent to dispose of the last representation dated 20.08.2025 of the petitioner within a period of four weeks by a speaking order after following the principles of natural justice as also giving due opportunity of hearing(s) to the petitioner prior thereto.

8. Needless to say, in the meanwhile, the effect of the impugned notice dated 15.01.2025 as also the impugned eviction order dated 27.06.2025 shall remain stated.

9. In view of the aforesaid, the present petition is disposed of.

SAURABH BANERJEE, J

AUGUST 28, 2025/So