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

+ W.P.(C) 15485/2025 & CM APPL. 63287/2025

PREETI REKHAN & ORS.

.....Petitioners

Through: Mr. Ayush Gupta, Adv.  
Mob: 9818402326  
Email: ayush@guptalegal.in

versus

MUNICIPAL CORPARTION OF DELHI

.....Respondent

Through: Mr. Vinod Kumar Khanna, Adv. for  
MCD  
Mob: 9891081919  
Email: [vinodkhanna\\_24@gmail.com](mailto:vinodkhanna_24@gmail.com)

**CORAM:**

**HON'BLE MS. JUSTICE MINI PUSHKARNA**

**ORDER**

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**09.10.2025**

1. The present writ petition has been filed on behalf of the petitioners seeking directions to the Municipal Corporation of Delhi ("MCD"), to decide the petitioners' pending regularization application dated 27<sup>th</sup> August, 2025, in respect of the property bearing No. 5/1 WEA Karol Bagh, Delhi-110005, without insisting upon disposal of the civil suit bearing No. 349/2021 for possession, permanent injunction and damages, filed by one of the petitioners, being petitioner no. 12-Rita Kohli, against her erstwhile tenant, i.e., M/s Rudra Enterprises, being not a dispute *qua* the title of the subject property, and only a limited landlord-tenant dispute.
2. Learned counsel appearing for the petitioners submits that the petitioners are the lawful owners and occupants of different portions of the



subject property, having acquired their respective shares through duly executed and registered sale deeds.

3. It is submitted that after prolonged sealing of more than 11 years, all co-owners have united in July 2025 and have applied for temporary de-sealing, which was granted on 07<sup>th</sup> August, 2025, enabling rectification of the deviations.

4. It is further submitted that for the purposes of regularization, comprehensive plans have been filed by the petitioners with the MCD, along with the statutory fee and other requisite documents, affidavits and undertakings.

5. It is submitted that the petitioners have been informed that on account of the pending civil suit, i.e., 349/2021, titled as “*Rita Kohli Versus Enterprises*”, the application of the petitioners for regularization may not be entertained. Thus, the present writ petition has been filed.

6. Responding to the present writ petition, learned counsel appearing for the MCD submits that, as per his instructions, no application for regularization is available on the online portal of the MCD.

7. However, learned counsel appearing for the petitioner draws the attention of this Court to *Annexure P-12* attached with the present petition, which is the payment slip showing the payment details by the petitioners, with respect to their application for regularization.

8. Learned counsel appearing for the petitioners further confirms the fact that application for regularization has duly been uploaded on the MCD portal.

9. Accordingly, in view of the submissions made before this Court, the petitioners shall coordinate with the concerned officials of the MCD and



ensure that their application for regularization is duly available on the MCD portal. In case of any discrepancy, the same may be uploaded again.

10. Further, considering the submissions made before this Court, it is directed that the application for regularization of the petitioners shall be considered by the MCD on its own merits, after taking into account all the documents, as submitted by the petitioners.

11. Since, as per the case of the petitioners, there is no dispute as regards the ownership and title of the property in question and the only pending dispute pertains to petitioner no. 12 against her erstwhile tenant, it is directed that mere pendency of the said suit, shall not be an impediment in considering the application for regularization of the petitioners.

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

**MINI PUSHKARNA, J**

**OCTOBER 9, 2025/SK**