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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ **W.P.(C) 2211/2026 & CM APPL. 10735/2026**
M/S AASTHA GILL MEDIA TECHNOLOGIES LLPPetitioner

Through: Mr. Yash Anand, Mr Sumit , Ms
Lucky, Mr Naveen Swami, Ms Ayushi, Advs.
versus

MUNICIPAL CORPORATION OF DELHI (MCD) & ORS.

.....Respondent

Through: Ms. Akanksha Gupta, Mr. Yash Garg,
Advs. for MCD/R1
Ms. Mrinalini Sen, SC with Ms. Aditi Saxena,
Advocate for DDA/R2
Ms. Maneesha Dhir, Ms. Ayushi Misra, Ms. Vidhi
Kapoor, Advs. for DSIIDC/R4
Mr. Akhileshwar Jha, SPC with Ms. Asmita
Mishra, Ms. Shreya Jha, Advs. for R9

CORAM:

HON'BLE MR. JUSTICE JASMEET SINGH

ORDER

% **17.02.2026**

1. This is a writ petition filed under Article 226 of the Constitution of India seeking the following prayers:-

- “a) Issue a Writ of Mandamus or any other appropriate writ, order, or direction to the Respondent No. 2 not to allow demolitions of old structure and reconstruction of new structure without obtaining appropriate permissions as per the rules in the subject property as it has Petitioner's encumbrance in the form of the existence of subsisting lease rights till 2027; and
b) Issue a Writ of Certiorari or any other appropriate writ,



order, or direction quashing the impugned permissions for demolitions and reconstruction if issued by the Respondent No. 2 on the basis of concealment, false declaration that the subject property is free from any encumbrance despite the existence of subsisting lease rights of the Petitioner;

c) Pass an order directing calling on records from the Respondent No. 2 on perusal of the same to stay / discontinue the ongoing demolition activity and reconstruction activities at the subject property commenced since 05.12.2025 on the basis of concealment of facts and false declaration that the subject property is free from any encumbrance despite the existence of subsisting lease rights of the Petitioner;

d) Pass appropriate directions for conducting enquiry on the complicit conducts of the Respondent No. 2 failing to discharge the obligations and after ascertaining responsibilities pass directions to initiate the criminal negligence responsibility as crystallized.

e) Pass an order restraining the Respondent No. 2, their agents, servants, or anyone acting on their behalf, from taking any steps in absence of requisite permission's on true facts, and not on the basis of false declaration that the subject property is free from any encumbrance despite the existence of subsisting rights of the Petitioner, during the pendency of the petition and to comply the mandatory rules including maintenance of pollution control and assure the supply of essential services.”

2. The case of the petitioner is that the respondent Nos. 1 and 2, in collusion



with the landlords i.e., the respondent Nos. 5 to 8, are illegally and unauthorisedly demolishing the existing structure and erected structures at the leased premises of the petitioner.

3. Mr. Anand, learned counsel for the petitioner, states that the petitioner has a subsisting lease till 2027 and the demolition action is only an attempt to evict the petitioner from the tenanted premises.
4. For the said reasons, issue notice.
5. Ms. Gupta, learned counsel, Ms. Sen, learned standing counsel, Ms. Dhir, learned counsel and Mr. Jha, learned special panel counsel accept notice on behalf of the respondent Nos. 1, 2, 4 and 9 respectively.
6. I have heard learned counsels for the parties.
7. In the present case, the dispute is with regard to the occupation of the leased premises i.e., first floor, B-25, Okhla Industrial Area Phase 1, New Delhi-110020.
8. The petitioner has already filed a civil suit in this regard which is pending adjudication and according to Mr. Anand, learned counsel, interim protection has already been granted.
9. For the said reasons and without prejudice to the rights and contentions of the parties to the civil suit, it will be in the fitness of things that the respondent Nos. 1 and 2 treat the present petition as a representation, give a personal hearing to the petitioner and inform him the reason and the basis for demolition action, if any, for the same. The same shall be done within 4 weeks from today.
10. The respondent Nos. 1 and 2 shall ensure that no demolition takes place contrary to law, bye-laws and the extent rules.
11. The petition is disposed of in the aforesaid terms along with pending



application(s), if any.

JASMEET SINGH, J

FEBRUARY 17, 2026 / (MS)