



\$~26

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

+ **W.P.(C) 9647/2025 with CM APPL. 40483/2025**

WILLIAM JOHN

.....Petitioner

Through: Mr. Ankur Dhall, Ms. Rani Tiwari
and Mr. Priyanshu, Advocates

versus

**CEO BSES RAJDHANI POWER LTD
& ANR.**

.....Respondents

Through: Mr. Manish Srivastava, Mr. Moksh
Arora and Mr. Santosh Ramdurg,
Advocates for BSES
Mr. Hawan Pratap Singh, Advocate
for R-3 along with R-3 in person

CORAM:

HON'BLE MR. JUSTICE AMIT BANSAL

ORDER
09.03.2026

%

1. The present writ petition has been filed seeking directions to the respondents/ BSES Rajdhani Power Limited (hereinafter 'BRPL') to restore the electricity connection, CA No. 150293668, in the premises bearing *Plot No. R-153, 4th Floor, Left Side, Khirki Extension, New Delhi-110017* (hereinafter 'subject property').

2. Counsel appearing on behalf of the petitioner submits that the petitioner is the lawful occupant of the subject property. However, the electricity meter was installed in the name of Mr. Praveen Kumar Saini, the original owner of the subject property. The petitioner has placed his Aadhaar Card on record to show that he has been residing at the subject property.



Further, it is submitted that he has been regularly paying the electricity bill since 2003.

3. Counsel for the petitioner also submits that the electricity connection in the subject property was removed on 14th February, 2025 without issuance of any notice. Since then, the petitioner has been running from pillar to post for restoration of the electricity connection, but to no avail.

4. Counsel appearing on behalf of the respondents/ BRPL submits that a request letter dated 6th February, 2025 was received from Mr. Bobby, who is the registered consumer of the electricity meter in question.

5. While issuing notice in the writ petition on 11th July, 2025, Mr. Bobby was impleaded as the respondent no.3.

6. Status report has been filed on behalf of the respondents/ BRPL wherein it is stated that the electricity connection was changed in the name of the respondent no.3 on 15th December, 2022. Subsequently, at the request of the respondent no.3, the electricity connection was removed on 13th February, 2025.

7. Counter-affidavit has been filed on behalf of the respondent no.3 stating that he is the owner of the subject property. In this regard, the Gift Deed dated 17th September, 2022 has been placed on record.

8. The aforesaid Gift Deed is not a registered document and therefore, on a *prima facie* view, would not create any title in favour of the respondent no.3.

9. The Supreme Court, in ***Dilip (Dead) Through LRs. v. Satish & Ors.*** [Crl. Appeal No. 810/2022 decided on 13th May, 2022], held that electricity is a fundamental necessity of a person in possession of a property, regardless of any civil dispute as to the legality of their possession. This Court also, in



several orders, has directed electricity connections to be given in the names of the occupants, without prejudice to the rights and contentions to be adjudicated in any civil proceedings.

10. Attention of the Court has been drawn to one such order dated 27th February, 2024 passed in W.P.(C) 2802/2024 titled **Ajay Mehra v. BSES Yamuna Power Limited** where fresh electricity connection was directed to be granted subject to compliance of necessary formalities.

11. Counsel appearing on behalf of the respondents/ BRPL submits that they would not have any objection in granting a fresh electricity connection in respect of the subject property in the name of the petitioner, subject to the petitioner complying with the necessary formalities.

12. Accordingly, the petitioner is granted liberty to apply for a fresh electricity connection and subject to the following directions:

- I. The petitioner shall comply with all codal and commercial formalities for a grant of a new electricity connection.
- II. The petitioner shall pay the arrears of consumption charges, if any, as demanded by the respondents/ BRPL.
- III. In addition to the regular security deposit, the petitioner shall deposit a sum of Rs. 25,000/- as additional security deposit with the respondents/ BRPL.
- IV. The petitioner shall pay the current consumption charges in accordance with the bills raised by the respondents/ BRPL from month to month.
- V. The security deposit shall not be adjusted against the demands for the current period, but shall be refunded to the petitioner upon vacation of



the subject property, subject to any adjustment of any arrears at that time.

VI. The respondents/ BRPL shall be entitled to disconnect the electricity connection in the event of non-compliance with any of the aforesaid conditions.

13. The petitioner's application for a fresh electricity connection shall be considered in accordance with the applicable rules and regulations.

14. It is made clear that this order is passed without prejudice to the rights and contentions of the parties in any civil proceedings that may be instituted by the respondent no.3 against the petitioner. This order shall not be treated as having conferred any special equities or indicated any ownership, title or possessory rights in favour of the petitioner.

15. In view of the above, the present writ petition, along with pending applications, is disposed of.

AMIT BANSAL, J

MARCH 9, 2026/rr