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

\# **CNR No. DLHC010546852026**

\+ W.P.(C) 16834/2026 CM APPL. 78721-78722/2026

NISSCHAL JAAIN .....Petitioner

Through: Mr. Abhimanyu Yadav ((through vc) and Mr. Nikhil Jayant, Advs.

versus

BSES RAJDHANI POWER LIMITED & ORS. .....Respondents

Through: Mr. Sharique Hussain, Adv. for R-1 (through vc)
Mr. P.S. Singh, CGSC with Mr. Annu Singh, Ms. Shivangi Sharma for R-2 and R-3 (through vc)

CORAM:
HON'BLE MS. JUSTICE MANMEET PRITAM SINGH ARORA

O R D E R

% 10.11.2026

CM APPL. 78722/2026 (for exemption)

1. Allowed, subject to all just exceptions.

2. The application stands disposed of.

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3. The present petition has been filed seeking restoration of electricity supply and water supply to the premises bearing Farm House No. 19 (19-E), Central Drive, DLF Chhattarpur, New Delhi [‘subject property’].

4. The relief of electricity supply is directed against Respondent No.1 and relief of water supply is directed against Respondent Nos. 4 and 5.

5. Mr. Sharique Hussain, learned counsel, enters appearance on behalf of

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Respondent No. 1, i.e., BSES[1].

6. Mr. P.S. Singh, learned counsel, enters appearance on behalf of Respondent Nos. 2 and 3 i.e., GNCTD and concerned SHO respectively.

7. Learned counsel for the Petitioner states that advance service of this petition has also been affected on the landlord, i.e., Respondent Nos. 4 and 5.

However, there is no appearance on behalf of them.

8. Learned counsel for the Petitioner states that the Petitioner has paid rent upto the month of October, 2026. He states that though the rent for the month of November, 2026 is due, on or before 07.11.2026, the petitioner has not remitted the said rent and he is not in a position to remit the said rent before 30.11.2026.

9. Learned counsel appearing on behalf of Respondent No. 1 states that an inspection was carried out at the subject property yesterday and the electricity meter is functional and energised. He states that there is no disconnection of electricity supply by BSES to the subject property.

9.1. He states that the output appears to have been disconnected by the owner/occupier. He states that in these circumstances, the BSES has no role in the lack of electricity at the subject property.

9.2. He states that there is a genset installed in the subject property and the Petitioner is using the genset currently for his electricity needs.

10. In the writ petition, there is also an averment that the water supply to the premises has been disconnected by any statutory body.

11. Learned counsel for the petitioner clarifies that there is no piped water supply and the water supply is drawn through boring, and that the landlord

[1] Bombay Suburban Electric Supply

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has disconnected the water supply by taking away the switch board.

12. This Court has considered the submissions of the learned counsel for the petitioner.

13. The disputes in this case arise out of a landlord-tenant relationship between the petitioner and Respondent Nos. 4 and 5. Petitioner is alleged to have been inducted into the subject property pursuant to an unregistered lease agreement dated 02.10.2025 for a period of 11 months. The said lease has admittedly expired by efflux of time on 30.09.2026, and neither the landlord wants the tenant to continue in the subject property, nor is the tenant paying any rent for his continued occupation.

14. The monthly rent of the property is Rs. 3,21,000/- per month. The matter was passed over to enable the counsel to take instructions from the Petitioner with respect to his willingness to pay the overdue rent of November. At pass over stage, as noted above, Petitioner has expressed its inability to deposit the said rent.

15. It is apparent that the dispute between the parties is private in nature and there is no default of either BSES or any statutory authority in the service of electricity supply or water supply to the subject property. The reliefs in this petition are therefore in substance directed against the private respondents i.e., Respondent Nos. 4 and 5.

16. This writ petition is not maintainable for seeking relief against private respondents. Even otherwise, this Court finds that the conduct of this petitioner in continuing to occupy the subject property without paying rent for the month of November, does not invoke any equities so as to persuade this Court to exercise its writ jurisdiction. For a person who takes on rent a premises at Rs. 3,21,000/- per month, to express inability to pay rent

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disentitles from continuing in occupation.

17. The petition is dismissed. Pending applications also stand dismissed.

MANMEET PRITAM SINGH ARORA, J

NOVEMBER 10, 2026/msh/AJ

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