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

+ **W.P.(C) 11847/2024**

ANSAL PLAZA

OWNERS WELFARE ASSOCIATION

.....Petitioner

Through: Mr. Raghav Sabharwal and Mr.
Ayush Shrivastava, Advocates.

versus

LAND AND DEVELOPMENT OFFICE & ORS.Respondents

Through: Mr. Sandeep Sethi and Mr. Manish
Srivastava, Advocates.

Mr. Rishab Raj Jain, SC for R2.

Mr. Rishi Kapoor, Adv. for R6.

CORAM:

HON'BLE MR. JUSTICE SACHIN DATTA

ORDER

% **08.01.2025**

CM. APPL. 625/2025

1. This is an application filed by the applicant who is one of the tenants of premises bearing Unit Nos. B-201- 233 on Second (2nd) Floor and Unit Nos. A-300-319, B-301-303, 305 and 306, on Third (3rd) Floor, Ansal Plaza Mall, HUDCO Place, August Kranti Marg, New Delhi – 110049 comprising approximately 28,000 sq. ft. and operates its office from the said premises.
2. The present application has been filed in view of an urgent situation inasmuch as the electricity supply in respect of the entire mall has been disconnected. The sudden disconnection of electricity is causing significant inconvenience, and may have a detrimental effect on the livelihoods to the persons affected.
3. Further, the operation of other essential services in the Mall has also been affected on account of the disconnection of the electricity. It is pointed



out that electricity is essential for the operations of the banks operating inside the Mall premises and also for the vendors of other essential services.

4. During the course of hearing, it transpires that the mall in question has a single point electricity connection. Learned counsel for the BSES informs that the arrears of electricity are to the tune of Rs. 1,94,25,960/- as on 28.11.2024.

5. After hearing the learned counsel for the respective parties and with the consent of the parties, following directions are issued:-

(i) The concerned unit owners of the petitioner shall endeavour to arrive at a consensus so as to pay the arrears toward electricity dues to the BSES. Learned counsel for the BSES agrees that upon receipt of payment of Rs.1,00,00,000/-, electricity connection shall be restored forthwith. He submits that for the balance amount, a schedule shall be given by the BSES for payment of same in instalments in the next few months. Needless to say, for uninterrupted electricity supply from the BSES, the petitioner association/apartment owners/occupants will have to collectively agree on payment of the requisite electricity charges to the BSES on an ongoing basis.

(ii) Upon restoration of the electricity connection, individual unit owners shall be entitled to apply to the BSES for conversion of the single point electricity connection into individual connection for each unit owner. For this purpose also, the unit owners will strive to arrive at a consensus and make the requisite application in compliance with the applicable DERC Regulations and BSES Rules, together with the requisite charges.

6. Till the aforesaid is done, the respondent no.6 i.e. M/s V Square



Services Pvt. Ltd. shall ensure that the electricity supply shall continue uninterruptedly through DG sets. Mr. Rishi Kapoor, learned counsel for the respondent no.6 assures and undertakes, on instructions, that this shall be ensured and that there shall be no disruption in electricity supply. He further submits that the entire electricity charges that have been collected by the said respondent no.6 from the individual unit owners have been paid to the BSES, and no part of the same has been retained by the respondent no.6.

7. Let an affidavit be filed by the respondent no.6 setting out the total amount collected by it towards the electricity charges from the various unit owners/occupants and the amount paid to the BSES, within a period of two weeks from today.

8. List for further consideration on 21.01.2025, the date already fixed.

CM. APPL. 75655/2024 & 75670/2024

9. Issue notice.

10. List on 21.01.2025.

SACHIN DATTA, J

JANUARY 8, 2025/at