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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ W.P.(C) 17448/2025, CM APPL. 72040/2025 & CM APPL.
72041/2025

RAMESH CHAND

.....Petitioner

Through: Mr. Manu Sishodia, Ms. Hina Rajput,
Advocates, along with petitioner
(M:9810019309)

versus

MUNICIPAL CORPORATION OF DELHI

.....Respondent

Through: Mr. Arjun Mahajan, SC-MCD with
Mr. Apoorv Upmanyu, Mr. Harsh
Vashisht, Advocates (M:9810047321)

CORAM:

HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER

% **17.11.2025**

CM APPL. 72041/2025 (For Exemption)

1. Exemption allowed, subject to all just exemptions.
2. Application stands disposed of.

W.P.(C) 17448/2025

3. The present writ petition has been filed seeking to challenge the order dated 27th November, 2024, passed by the learned Principal District & Sessions Judge, (HQ), Central District, Tis Hazari Courts, Delhi in *Municipal Corporation of Delhi ("MCD") Appeal No. 11/2024*, titled as "*Ramesh Chand versus Municipal Corporation of Delhi*", as well as the order dated 09th October, 2024, passed by the Appellate Tribunal MCD ("*ATMCD*") in *Appeal No. 875/2024*, titled as "*Ramesh Chand versus MCD*".



4. Learned counsel for the petitioner submits that the sealing and demolition orders, with respect to the property in question, i.e., 10917-A, Manakpura, Karol Bagh, New Delhi, were passed in November, 2016. However, the petitioner purchased the property in the month of February, 2017. Thus, the petitioner was not aware with regard to the earlier booking of the property in question.

5. Issue notice. Notice is accepted by learned counsel for the respondent-MCD, who submits that in the present case, pursuant to the sealing/demolition orders passed in November, 2016, property was sealed on 28th November, 2016. Thereafter the seals were found to have been tampered, on account of which, the whole property was re-sealed on 27th December, 2016.

6. It is further submitted that as per the documents on record, petitioner had purchased the property in the month of February, 2017, i.e., approximately one month after the action taken by the MCD.

7. Thus, it is submitted that the petitioner cannot be said to be oblivious of the proceedings with regard to the unauthorized construction.

8. At this stage, learned counsel for the petitioner submits that the petitioner had filed an application for regularization dated 08th October, 2024. However, the said regularization application is still pending and no order has been passed.

9. He submits that the petitioner shall be satisfied if the MCD considers the application for regularization of the petitioner and that the petitioner will comply with all the directions, as issued by the MCD.

10. Accordingly, let instructions be taken by learned counsel for the MCD, before the next date of hearing.



11. Re-notify on 02nd December, 2025.

NOVEMBER 17, 2025/au

MINI PUSHKARNA, J