



Consumer Grievance Redressal Forum
FOR BSES YAMUNA POWER LIMITED
(Constituted under section 42 (5) of Indian Electricity Act, 2003)
Sub-Station Building BSES (YPL) Regd. Office Karkardoor
Shahdara, Delhi-110032
Phone: 32978140 Fax: 223848
E-mail: cgrfbypl@hotmail.com
SECY/CHN 01/5/03

C A No. 154351968
Complaint No. 632/2024

In the matter of:

Shri Banarsidas Chandiwalan Sewa Samark Trust ... Complainant

VERSUS

BSES Yamuna Power Limited Respondent

Quorum:

1. Mr. P.K. Singh, Chairman
2. Mr. P.K. Agrawal, Member (Legal)
3. Mr. S.R. Khan, Member (Technical)

Appearance:

1. Mr. Anuj Malhotra, Counsel for the complainant
2. Mr. Akash Swami, Mr. R.S. Bisht, Ms. Chhavi Rani & Mr. Akshat Aggarwal, On behalf of BYPL
3. Mr. Firoz Alam, Proxy Counsel for respondent no. 2

ORDER

Date of Hearing: 10th March, 2026

Date of Order: 13th March, 2026

Order Pronounced By:- Mr. P.K. Agrawal, Member (Legal)

1. The brief facts of the grievance are that Shri Banarshidas chandiwala sewa smararak trust society is owner of premises no. 1005 to 1030.

Shri Banarsidas Chandiwala Trust, rented property no. 1025, one room on 1st floor, entire second and third floor to Mohd Tasleem and Ms. Rehana Khatun on 19.02.2013. The tenant was running hotel Rehanam Palace, having own electricity connection.

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Mohd Tasleem got another electricity connection in his name vide CA no. 154351968 which is installed at 1027/8, 2nd floor. The connection having CA no. 154351968 was transferred to the name of Mohd Tasleem on the basis of documents filed by Mohd Tasleem viz. Deed of will and GPA dated 5th June 1992, from Mr. Mohan Dass to Sh. Suresh Kumar Jindle. In October 2009, the said Suresh Kumar Jindle transferred the property no. 1027/8, 2nd floor, situated at Paiwalan, Dariba Kalan Chandni Chowk measuring 10.0 sq yards to Mohd Taslim.

Shri Banarsidas filed Civil Suit for eviction, possession, recovery of rent, mense profit and damages vide no CS DJ 1222/22. The court passed a decree on 18.12.2023 for eviction and possession in respect of Suit property i.e. 1025, one room of 1st floor, 2nd floor (full) and 3rd floor (full) in favour of Shri Banarsi Das Chandiwala sewa samark trust society.

The complainant also placed on record Bailiff Report dated 31.05.2024, in which it is stated that suit property i.e. 1025, Paiwalan, Jama Masjid, got vacated of one room on first floor, 12 rooms on second floor. It was consented that the third floor will be handed over on 14.04.2024 as stated in the written statement given by Hotel Manager.

2. OP in its reply submitted that the complainant by way of instant complaint under reply is agitating the issue of wrongful energization of CA no. 54351968 in the name of Mohd Taslim at premises bearing no. 1027/8, SF, Paiwalan, Delhi-110006.

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The respondent further submitted that the issue raised by the complainant in the present complaint is baseless and the entire locus of the complainant is under challenge as the complainant who alleged themselves as the owner of premises bearing no. 1005 to 1030, Paiwalan, Delhi, but no ownership document is filed by the complainant.

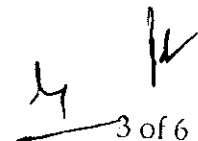
The site was visited by OP and it was submitted that meter no. 35239224 against CA no. 154351968 is installed outside premise at GF. Premises are permanently locked. Meter output is disconnected but in OP's record meter is live and readying as on 23rd January 2026 is 14384 KWh.

3. Counsel for Mohd Tasleem submitted that earlier the number of property was 1027 but due to playing some tactics by the complainant it was changed to 1025. The rent receipt was issued by complainant for property bearing no. 1027 but later the complainant issued rent receipts by mentioning the property no. 1025 where the connection in question is installed.
4. The complainant in its rejoinder submitted that Mr. Tasleem had submitted forged documents to get the electricity connection vide CA no. 54351968 in his name without even disclosing the same to the complainant owner or obtaining NOC from the complainant. The ownership documents of premises bearing no. 1005 to 1030 Paiwalan, Jama Masjid were submitted by the complainant to BSES but OP has not taken any action till date. That Mohd Tasleem is trespasser of the property and till date only the complainant society is the owner of the property no. 1027/8, 2nd floor, Paiwalan, Delhi.

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5. We have carefully perused the complaint, reply filed by the respondent OP, submissions made by the counsel for Mohd. Tasleem and the rejoinder filed by the complainant along with the documents placed on record.

The primary grievance of the complainant, **Shri Banarsidas Chandiwala Sewa Smarak Trust Society**, is that an electricity connection bearing CA No. 154351968 has been energized in the name of Mohd. Tasleem at premises bearing no. 1027/8, 2nd Floor, Paiwalan, Jama Masjid, Delhi, which according to the complainant is actually 1025 and forms part of property no. 1005 to 1030, owned by the complainant trust.

The complainant has stated that Mohd. Tasleem was only a tenant in respect of property bearing no. 1025, consisting of one room on the first floor and the entire second and third floors, which was let out on 19.02.2013 for running a hotel under the name **Hotel Rehanam Palace**. The tenant already had an electricity connection for the said premises.

It has further been alleged that Mohd. Tasleem subsequently obtained another electricity connection bearing CA No. 154351968 in his name in respect of premises 1027/8, 2nd floor, which was not part of the tenanted premises. The said connection was transferred in his name on the basis of documents purportedly consisting of a Will and GPA dated 05.06.1992 executed by Mohan Dass in favour of Suresh Kumar Jindle, and subsequent documents allegedly transferring the said property to Mohd. Tasleem in October 2009.

The complainant has contended that the said documents are forged and fabricated and that Mohd. Tasleem had no ownership rights over the said premises. The complainant further placed on record that the property bearing numbers 1005 to 1030, Paiwalan, Jama Masjid, Delhi, belongs to the complainant trust.

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The complainant has also placed on record the judgment and decree dated 18.12.2023 passed in Civil Suit No. CS DJ 1222/22, whereby the competent civil court decreed the suit for eviction and possession in favour of the complainant with respect to the suit property bearing 1025, Paiwalan, including one room on the first floor and the entire second and third floors. The Bailiff Report dated 31.05.2024 further confirms that possession of substantial portions of the premises was taken in execution of the decree.

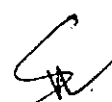
The respondent OP in its reply has mainly questioned the locus of the complainant and stated that the connection in question is installed at the premises and that the meter is presently locked though the meter is technically live in the records.

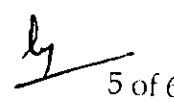
However, from the material placed on record, it stands established that:

1. The complainant trust is the owner of the property bearing nos. 1005 to 1030, Paiwalan, Delhi.
2. Mohd. Tasleem was only a tenant in respect of a portion of the property.
3. The competent civil court has already passed a decree of eviction against Mohd. Tasleem in favour of the complainant trust.
4. The electricity connection bearing CA No. 154351968 was obtained by Mohd. Tasleem in his name on the basis of documents claiming ownership of premises 1027/8, which is part of the larger property belonging to the complainant trust.
5. Mohd. Tasleem has failed to establish any lawful ownership or entitlement to obtain the electricity connection in his own name in respect of the said premises.

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In these circumstances, the Forum finds merit in the contention of the complainant that the electricity connection in question was obtained by Mohd. Tasleem by misrepresenting facts and on the basis of documents which do not confer lawful ownership rights upon him.

Electricity supply cannot be permitted to continue in the name of a person who is neither the owner nor in lawful possession of the premises, particularly when the civil court has already decreed eviction in favour of the complainant.

Accordingly, continuation of the electricity connection bearing CA No. 154351968 in the name of Mohd. Tasleem cannot be sustained.


ORDER

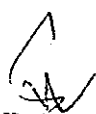
The complaint is allowed. The respondent OP is hereby directed to disconnect the electricity connection bearing CA No. 154351968 installed at premises bearing no. 1027/8, 2nd Floor, Paiwalan, Jama Masjid, Delhi, which presently stands in the name of Mohd. Tasleem.

OP is further directed to file compliance report within 21 days of the action taken on this order.

If the Order is not appealed against within the stipulated time, the same shall be deemed to have attained finally.

Any contravention of these Orders is punishable under Section 142 of the Electricity Act 2003.


(P.K. AGRAWAL)
MEMBER (LEGAL)


(S.R. KHAN)
MEMBER (TECH.)


(P.K. SINGH)
CHAIRMAN

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