

A.No. 454/25

21.07.2025

Fresh appeal filed. Be checked and registered.

Present : Ms. Arjita Singh, Ld. counsel for the appellant.

Issue notice of interim application(s) as well as appeal to the respondent through concerned Chief Law officer.

The Executive Engineer (B) is directed to ensure the presence of the concerned AE(B), who shall appear in person along with the record of the proceedings, status report and reply on next date of hearing.

Put up for arguments on interim application(s) and appeal on 01.09.2025.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (V)

A.No. 456/25

21.07.2025

Fresh appeal filed. Be checked and registered.

Present : Sh. Rakesh Walia, Ld. counsel for the appellant along with Ms. Rajinder Kaur appellant in person.

Issue notice of interim application(s) as well as appeal to the respondent through concerned Chief Law officer.

The Executive Engineer (B) is directed to ensure the presence of the concerned AE(B), who shall appear in person along with the record of the proceedings, status report and reply on next date of hearing.

Put up for arguments on interim application(s) and appeal on 01.09.2025.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (V)

A.No. 476/25

21.07.2025

Fresh appeal filed. Be checked and registered.

Present : Sh. Praveen Suri, Ld. counsel for the appellant joined through VC.

Issue notice of interim application(s) as well as appeal to the respondent through concerned Chief Law officer.

The Executive Engineer (B) is directed to ensure the presence of the concerned AE(B), who shall appear in person along with the record of the proceedings, status report and reply on next date of hearing.

Ld counsel for the appellant informed that the other appeal bearing no. 451/25 pertaining to the same property is already listed on 22.08.2025.

Put up for arguments on interim application(s) and appeal on 22.08.2025.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (V)

A.No. 477/25

21.07.2025

Fresh appeal filed. Be checked and registered.

Present : Sh. Gaurav Verma, Sh. Hardik Aggarwal, Sh. Atul Rathi,
Ms. Shruti Aggarwal & Dhairya Wadhera, Ld. counsel for
the appellant.

Issue notice of interim application(s) as well as appeal to
the respondent through concerned Chief Law officer.

The Executive Engineer (B) is directed to ensure the
presence of the concerned AE(B), who shall appear in
person along with the record of the proceedings, status
report and reply on next date of hearing.

Put up for arguments on interim application(s) and appeal
on 01.09.2025.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (V)

A.No. 63/24

21.07.2025

Present : Ms. Pinki Manu, Ld counsel for the appellant.
Sh. V.K. Aggarwal, Ld counsel for the respondent.

Status report is filed by respondent / MCD. Copy supplied.

Ld counsel for the appellant seeks sometime to study the same.

Put up for purpose already fixed on 17.12.2025.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (V)

A.No. 712/24

21.07.2025

Present : Sh. Vinod Kumar, Ld counsel for the appellant with Sh. Rajnesh Jain, husband of the appellant.
Sh. Atul Tanwar, Ld counsel for the respondent alongwith Sh. Abhishek Mishra, Dy. Commissioner, Sh. O.P. Ojha, EE(M)-II Shahdara.North Zone and Ms. Reena Chaudhary, ALO.
Sh. Pankaj Tomer, Ld counsel for respondent No.2. with Ms. Sunil Kumari, respondent No.2.

An application under order 1 Rule 10 CPC is moved on behalf of Smt. Sunil Kumar.

Ld. counsel for appellant submits that they have already made Smt. Sunil Kumari, as respondent No.2 in the appeal and the application is not required.

Ld. counsel for intervener submits that he is not aware about the said position and seeks permission to withdraw the present application. Accordingly, application moved under Order 1 Rule 10 CPC is dismissed as withdrawn. Copy of the appeal and documents be supplied to the intervener.

Status report is filed by Sh. O.P. Ojha, E(M)-II, Shahdara (North) Zone, MCD informing that before initiating any action they have written letters to Indraprastha Gas Limited and BSES to shift/ plug off their service during demolition drive.

The Dy. Commissioner informs that reply from Indraprastha Gas Limited is still awaited and upon

receiving the response, they will take action in compliance of orders passed by the Hon'ble High Court of Delhi. The report is found satisfactory. The Dy. Commissioner concerned shall initiate appropriate action in compliance of directions of Hon'ble High Court.

Put up for arguments on pending interim applications as well as appeal on **29.10.2025**.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (J)

A.No. 1072/24

21.07.2025

Present : Sh. Tribhuwan Kumar, Ld counsel for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

Ld. counsel for the appellant submits that he is not pressing the application seeking early hearing in the matter and seek permission to withdraw the same.

Accordingly, the application is dismissed as withdrawn.

Put up for purpose already fixed on 06.10.2025.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (B)

A.No. 437/25 & 438/25

21.07.2025

Present : Sh. Vibhas Kumar Jha, Ld counsel for the appellant.
Sh. V.K. Aggarwal, Ld. counsel for the respondent.

Status report is filed by respondent / MCD. Copy supplied.

Record has been produced. It be deposited with Registry and tagged with the file. Ld. counsel for the appellant submits that they need some time to inspect the MCD record.

Ld. counsel for the appellant submits that protection be granted till next date of hearing.

Ld. counsel for respondent opposes the said request. He submits that the interim application be decided on merits. However, on instructions from JE (B) Sh. Rahul Kumar he assures that the respondent MCD will not carry out any demolition action against the property in question till next date of hearing.

Put up for purpose already fixed on 04.09.2025.

Copy of orders be given dasti to both the parties.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (B)

A.No. 453/25

21.07.2025

Present : Sh. Jaspreet Singh, Ld counsel for the appellant.

Issue notice of interim application(s) as well as appeal to the respondent through concerned Chief Law officer.

The Executive Engineer (B) is directed to ensure the presence of the concerned AE(B), who shall appear in person along with the record of the proceedings, status report and reply on next date of hearing.

List of documents along with property tax return is filed on the record by appellant.

Put up for purpose fixed on 02.09.2025.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (V)

A.No. 649/13
21.07.2025

Present : Sh. Rahul Kumar, Ld counsel for the appellant along with
Ms. Riya Sharma, Advocate.
Sh. Dharamvir Gupta, Ld counsel for the respondent.

Ld counsel for the MCD seeks sometime to file the report
in terms of previous order. Opportunity granted.
Put up for purpose fixed on 09.10.2025.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (V)

At this stage AE(B) Sh. D.R. Meena & EE(B) Sh. Tarun
Arya is appeared and file a status report. They are informed
about the order passed today.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (V)

A.No. 142/14 & 143/14

21.07.2025

Present : Proxy counsel for the appellant.
Sh. Nilesh Sahwney, Ld counsel for the respondent with
Ms. Diksha Sahwney, Advocate.

An adjournment is sought on behalf of the appellant as main counsel Sh. Rahul Kumar is un-available today being busy before the Hon'ble Supreme Court of India.

Ld. counsel for NDMC opposes the request. He submits that appellant is seeking continuous adjournment on one pretext or the other.

In the interest of justice one last and final opportunity is granted to the appellant to address the arguments in the matter.

Put up for purpose fixed on **17.12.2025**.

It is clarified that no request of further adjournment shall be entertained in the matter.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (J)

A.No. 367/15

21.07.2025

Present : Sh. Vinit Kumar, Proxy counsel for the appellant.
Sh. V.K. Aggarwal, Ld counsel for the respondent.

An adjournment is sought on behalf of the appellant as main counsel Sh. Ravish Kumar Goel is un-available today due to bad health.

In the interest of justice one more opportunity is granted to the appellant to address the arguments in the matter.

Put up for purpose fixed on 17.12.2025.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (V)

A.No. 386/16

21.07.2025

Present : Sh. Shah Rukh Khan, Ld counsel for the appellant.
Sh. Nilesh Sawhney and Ms. Diksha Sawhney, Ld
counsel for the respondent joined through VC.
Sh. Ashok Kumar, Senior Assistant, NDMC.

Court notice received back unserved. Despite directions
of the Tribunal affixation has not been done.

Fresh notice be issued in terms of previous order with
direction for affixation in terms of previous order.

Put up for purpose already fixed on **17.12.2025**.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (J)

A.No. 542/17 & 543/17

21.07.2025

Present : Sh. Amit Sethi, Ld counsel for the appellant.
Sh. Sanjay Sharma, Ld counsel for the respondent.

Arguments on the point of appeal are heard at length
from Ld. counsel for both the parties.

Put up for orders on **05.08.2025**.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (J)

A.No. 885/18

21.07.2025

Present : Sh. Shyam Tandon, Ld counsel for the appellant along with SPA Ms. Prakshila Jairath.
Sh. Sandeep Kumar, Ld counsel for the respondent.

1. Arguments on application under Section 151 CPC seeking permission to file additional documents heard at length from Ld counsel of both the parties. It is submitted that counsel for the appellant that in their reply dated 23.10.2018 submitted before this MCD they have informed that the documents are not in possession of the appellant as they were taken in possession by the brother-in-law of the appellant after the death of her husband.
2. He submits that the documents relied upon the appellant goes to the root of the matter and shows that the property is old and protected under National Capital Territory of Delhi Laws (Special Provision) Second Amendment Act, 2011.
3. Ld counsel for MCD opposes the application. He submits that the impugned order was passed after following due process of law and despite opportunity being provided the appellant did not filed the relevant record and is seeking to plug the loopholes by filing additional documents at this juncture.
4. I have heard arguments and perused the record. In reply dated 23.10.2018 the appellant has categorically mentioned about handing over the

documents to her brother-in-law after the death of her husband. The documents relied are the invoice of the year 2005, MCD record as well as Court record. Prima-facie, these documents are necessary for adjudication of the case as they go to the root of the matter for deciding the issue of protection which may be available to property in question. The appellant has been able to tender necessary justification for not being able to submit these documents before the MCD which is recorded in their reply dated 23.10.2018.

5. In view of the aforesaid discussions the application is allowed and the additional documents are taken on record. MCD is at liberty to verify these documents and file report.

Put up for arguments on the point of appeal on 14.10.2025.

Interim orders to continue till the next date of hearing.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (V)

A.No. 394/19

21.07.2025

Present : Sh. Akhilesh, Ld counsel for the appellant.
Sh. V. K. Aggarwal, Ld counsel for the respondent.

Ld. counsel for the appellant seeks sometime to file a detailed affidavit explaining the day to day delay in filing of the appeal.

Put up for purpose already fixed on **12.11.2025**.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (s)

A.No. 468/19 & 469/19

21.07.2025

Present : Ms. Aditi Aggarwal, Ld counsel for the appellant.
Sh. R. K. Kashyap, Ld counsel for the respondent in
appeal no. 468/19.
Sh. S. Adil Hussain, Ld counsel for the respondent in
appeal no. 469/19.
Sh. G. R. Verma, Ld. counsel for Intervener.

Ld. counsels for the MCD seek sometime to verify the
documents filed by the appellant on the last date of
hearing and file their report.

Put up for purpose already fixed on **16.12.2025**.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (s)

A.No. 470/19

21.07.2025

Present : Ms. Aditi Aggarwal, Ld counsel for the appellant.
Sh. Pramodh Kaushik, Ld counsel for the respondent
Sh. G. R. Verma, Ld. counsel for Intervener.

Part arguments heard.

Arguments could not be concluded today as MCD has sought time in appeal nos. 468/19 & 469/19 to verify the documents filed by the appellant on the last date of hearing.

Put up for purpose fixed on **16.12.2025**.

Interim protection granted vide order dated 06.02.2024 to continue till the next date of hearing.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (s)

A.No. 133/21

21.07.2025

Present : Sh. Ramesh Kumar, Ld counsel for the appellant.
Sh. V.K. Aggarwal, Ld counsel for the respondent
alongwith Sh. Mohd. Asif, AE(B).

AE(B) Mr. Mohd. Asif submits that the MCD have no intention to dis-obey the directions passed by the Hon'ble High Court of Delhi in order dated 18.06.2020 passed in W.P.(C) 3393/2020. He submits that MCD is ready for joint inspection of the property and after joint inspection they will highlight the area of the property which is compoundable and also highlight the area in red colour (as per directions of the Hon'ble High Court) which needs to be demolished. AE(B) submits that after joint inspection of the property, they will place the matter before the Dy. Commissioner concerned to seeks permission for re-opening of regularization application. Ld. counsel for appellant does not opposes the request of joint inspection.

At joint request of the parties, joint inspection of the property in question be scheduled on 24.07.2025 at 12.00 Noon. AE(B) is directed to desal the property in question for the purposes of joint inspection. The property be resealed on same day after completion of joint inspection. Put up for filing status report by the MCD as well as arguments on pending interim application and appeal on **06.08.2025**.

AE(B) is directed to remain present in person on next date of hearing.

Copy of the order be given dasti to both the parties.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (J)

A.No. 271/21

21.07.2025

Present : Sh. Vinit Chadha, Ld counsel for the appellant joined through VC.

Sh. Madan Sagar, Ld counsel for the respondent.

Ld. counsel for the appellant seeks sometime to file the Amended Memo of Parties.

Put up for arguments on the point of appeal on **17.12.2025.**

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (s)

A.No. 225/22 & 303/22

21.07.2025

Present : Sh. Aurangzeb Khan, Ld counsel for the appellant along with Ahmad Parvez, Advocae.
Sh. Parmesh Bali, Ld counsel for the respondent in appeal no. 225/22.
Sh. Parmesh Bali, Proxy counsel for the respondent in appeal no. 303/22.
Sh. Rakesh Bhugra, Ld counsel for the intervener along with Sh. Irfan Ali, intervener in person.

An adjournment is sought on behalf of the respondent as main counsel Sh. Mohit Sharma is un-available today due to personal exigency.

In the interest of justice one more opportunity is granted to the appellant to address the arguments in the matter.

AE(B) concerned is directed to appear before this Tribunal on next date of hearing.

Put up for purpose fixed on 13.11.2025.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (V)

A.No. 566/22

21.07.2025

Present : Sh. Himanshu Yadav & Ms. Prakrati Raj, Ld. counsel for the appellant.

Sh. Ashutosh Gupta, Ld. counsel for the respondent.

Part arguments heard.

Ld. counsel for the MCD seeks an adjournment to take further instructions in respect of the legal issues involved in the present matter and request for a short adjournment.

Representative from the Law Department, MCD shall appear on next date of hearing to assist the Tribunal.

At joint request of the parties, matter be listed for further arguments on the point of appeal on 08.08.2025.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (B)

A.No. 103/23

21.07.2025

Present : Ms. Seema Seth, Ld counsel for the appellant.
Sh. Ajay Gaur, Ld counsel for the respondent along with
Sh. Shekhar Bansal, AE (B).

Ld. counsel for the MCD informs that inspection in this case was done by Sh. Kushant Singh the then AE (B) who has voluntarily retired from the services.

It is not understood as to why the officer has not filed the status report before this Tribunal when he has inspected the property in question. The fact that he has voluntarily retired from the services does not come in the way of compliance of the Tribunal's directions especially when he has inspected the property. Due to non-filing of report by the then AE Sh. Kushant Singh, the hearing in the matter is stalled and unnecessary adjournment is taking place.

In these circumstances, notice be issued to AE Sh. Kushant Singh with direction to appear in person before this Tribunal and explain why proceedings be not initiated against him for non-compliance of the Tribunal's directions.

Put up for purpose already fixed on **07.08.2025**.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (s)

A.No. 625/23

21.07.2025

Present : Sh. Gagan Gandhi and Sh. Vijay Kumar, Ld counsel for the appellant.

Sh. Ashutosh Gupta, Ld counsel for the respondent.

Ld. counsel for the MCD seeks some time to verify the additional documents which have been taken on record on last date of hearing and file their status report. Opportunity granted.

Put up for the purpose already fixed on 20.11.2025.

Interim orders to continue till next date of hearing.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (B)

Misc. A.No. 90/23 (M)

21.07.2025

Present : Sh. Arvind Aggarwal, Ld counsel for the appellant SPA holder of the applicant/appellant.
Sh. Naresh Sharma, Ld. Ld counsel for the respondent DDA.

An adjournment is sought on behalf of the appellant as main counsel Sh. J.S. Chaudhary is un-available today being out of station due to death of his brother.

In the interest of justice one more opportunity is granted to the appellant to address the arguments in the matter.

Put up for purpose fixed on **29.10.2025**.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (J)

A.No. 57/25 & 160/24

21.07.2025

Present : Sh. Dalip Rastogi, Ld counsel for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

Ld. counsel for appellant submits that the appellant wants to get his property regularized and do not want to pursue the present appeal and seeks permission to withdraw the present appeal.

Separate statement of the appellant has been recorded in this regard.

In view of the facts and circumstances, the appeal filed by the appellant is dismissed as withdrawn.

It is clarified that the appellant is at liberty to pursue regularization process and no embargo is imposed by this Tribunal in respect of the regularization of the property in question. MCD is at liberty to consider and decide the same as per law.

Copy of this order be sent to the AE (B) concerned for information.

Record of the respondent, if any, be returned along with copy of this order and appeal file be consigned to record room.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (s)

A.No. 629/24

21.07.2025

Present : Sh. Dalip Rana, Ld counsel for the appellant j
Ms. Mehak Arora, Ld counsel for the respondent.

Status report is filed by the MCD informing that appellant has applied for regularization of the property in question and they have issued a notice for depositing the processing fee.

Ld. counsel for appellant submits that they will comply the MCD notice and deposit the necessary fee within a week from today.

Put up for purpose fixed on **26.11.2025**.

Interim orders to continue till the next date of hearing.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (J)

A.No. 760/24, 972/24, 973/24, 974/24, 975/24, 976/24 & 977/24

21.07.2025

Present : Proxy counsel for the appellant.
Sh. Sanjeet Kumar, proxy counsel for Sh. Pritish Sabharwal, Ld. counsel for respondent.

An adjournment is sought on behalf of the appellant as main counsel Sh. Shabad Ali is un-available today being busy in Dwarka Court.

In the interest of justice one more opportunity is granted to the appellant to address the arguments in the matter.

Put up for purpose fixed on **18.12.2025**.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (J)

A.No. 787/24

21.07.2025

Present : Sh. Mohd. Talib, Ld counsel for the appellant.
Sh. V.K. Aggarwal, Ld counsel for the respondent.

Status report is filed by the MCD, copy supplied.

An adjournment is sought on behalf of the appellant as main counsel Sh. Atul Kumar Sharma is un-available today being busy in Rohini Court..

In the interest of justice one more opportunity is granted to the appellant to address the arguments in the matter.

Put up for purpose fixed on **17.10.2025**.

Interim orders to continue till the next date of hearing.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (J)

A.No. 137/25
21.07.2025

Present : Proxy counsel for the appellant.
Sh. Avishek Kumar, Ld counsel for the respondent.
Fresh Vakalatnama filed, same is taken on record.

Fresh Vakalatnama of Sh. S.D. Ansari, Ld. counsel for appellant is filed, same is taken on record.

Status report is filed by the MCD, copy supplied.

An adjournment is sought on behalf of the appellant as main counsel Sh. S.D. Ansari is un-available today being busy in Karkardooma Court.

In the interest of justice one more opportunity is granted to the appellant to address the arguments in the matter.

Put up for arguments on interim application and appeal on **14.10.2025**.

Interim orders to continue till the next date of hearing.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (J)

At this stage Mr. Haji Mohd. Yameen, Ld counsel for appellant is appeared through VC. He is informed about the order passed today.

Put up on date fixed i.e. 14.10.2025.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (J)

A.No. 417/25, 418/25, 419/25 & 420/25

21.07.2025

Present : Sh. Aditya Kumar, Ld counsel for the appellant joined through VC along with Ms. Shachi Jain, Advocate present in the Tribunal.

Sh. Avishek Kumar, Ld counsel for the respondent alongwith Sh. Srinivas, AE(B).

Status report is filed by the MCD, copy supplied.

Part arguments on interim application seeking stay heard.

During the course of arguments it has surfaced that appellant is relying upon certain additional documents which have been filed along with appeal but not filed before MCD. He seeks some time to move an appropriate application seeking leave of the Tribunal to consider the additional document at the appellate stage.

At joint request, put up for further arguments on interim application as well as appeal on **30.07.2025**.

AE(B) concerned is directed to remain present in person on next date of hearing.

(ABHILASH MALHOTRA)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.07.2025 (J)