

A.No. 769/25

17.11.2025

Fresh appeal filed. Be checked and registered.

Present : Sh. K.N. Singh , Ld. counsel for the appellant.

Arguments heard. File perused.

The demolition order dated 30.10.2025 states that the reply received from the appellant was not found satisfactory, nor the regularization application of the appellant filed within 15 days from the show cause notice dated 01.10.2025 was considered and the demolition order says that regularization application has not been submitted within the stipulated period.

The impugned demolition order is a non speaking order and is liable to be set aside on this ground alone.

In these facts, the demolition order dated 30.10.2025 is set aside with directions to the respondents to pass a speaking order after considering the reply dated 15.10.2025 as well as his regularization application of the same date, submitted by the appellant and after giving personal hearing to the appellant.

The appellant shall appear before the Quasi Judicial Authority on 15.12.2025 at 2.00 pm and the speaking order be passed within 6 weeks of conclusion of the hearing.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 771/25

17.11.2025

Fresh appeal filed. Be checked and registered.

Present : Sh. Varun Dhingra , Ld. counsel for the appellant.

Submissions heard. File perused.

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 **27.04.2026**.

Till next date of hearing, no coercive action be taken against the property of appellant in pursuance of the demolition order dated 12.07.2016. However, it is made clear that no encroachment on the public land is protected.

(AMIT KUMAR)

Addl. District & Sessions Judge

P.O.: Appellate Tribunal, MCD

17.11.2025

A.No. 773/25

17.11.2025

Fresh appeal filed. Be checked and registered.

Present : Sh. Ankit Aggarwal, Ld. counsel for the appellant.

Submissions heard. File perused.

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 **15.04.2026**.

Till next date of hearing, no coercive action be taken against the stilt floor of the appellant in pursuance of the demolition order dated 31.07.2025. However, it is made clear that no encroachment on the public land is protected.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 774/25 & 775/25

17.11.2025

Fresh appeals filed. Be checked and registered.

Present : Ms. Sapna, Ld. proxy counsel for the appellant.

Submissions heard. File perused.

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 **05.02.2026**.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 24/25 (M)

17.11.2025

Present :       None for the appellant.

This is an interim application seeking restoration of the appeal dismissed in default on 09.07.2025. This application was filed on 08.08.2025 stating that the counsel for the appellant passed away in August 2022 and thereafter, she could not engage a new counsel because of financial constraints.

In facts, with an endeavour to decide the case on merits, the application is allowed. The appeal be restored to its original number.

Put up for argument on appeal on **16.03.2026**.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 662/25

17.11.2025

Fresh appeal filed. Be checked and registered.

Present : Sh. Mahesh Kumar Chaudhary , Ld. counsel for the  
appellant through VC.

Arguments heard on the appeal. File perused.

The demolition order dated 13.08.2025 is under challenge. The appellant submitted the reply to the show cause notice, but no speaking order was passed upon the documents submitted along with reply. The impugned order only says that the construction is unauthorized and is liable to be demolished. No reasons are mentioned as to why the documents of the appellant claiming that the property is old and is protected under National Capital Territory of Delhi Laws (Special Provision) Second Amendment Act, 2011 were not considered. In these facts, the impugned demolition order dated 13.08.2025 is set aside with directions to the respondents to pass a speaking order after considering the documents as well reply submitted by the appellant and after giving personal hearing to the appellant.

...contd.2

: 2 :

The appellant shall appear before the Quasi Judicial Authority on **16.12.2025** at 2.00 pm and the speaking order be passed within 6 weeks of conclusion of the hearing.

Appeal stands disposed of.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025



A.No. 664/25, 665/25 & 666/25

17.11.2025

Fresh appeal filed. Be checked and registered.

Present : Sh. Manu Sisodia , Ld. counsel for the appellant.

Submissions heard. File perused.

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 **25.02.2026**.

Till next date of hearing, no coercive action be taken against the property of appellants in pursuance of the revocation order dated 11.09.2025. However, it is made clear that no encroachment on the public land is protected.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 685/25

17.11.2025

Present : Sh. Sidhant Jain, Ld counsel for the appellant through VC.

File is taken up today on an application of early hearing filed on behalf of the appellant.

The next date of hearing in the matter is 17.02.2026. The appeal is of the year 2025. In view of the heavy pendency, no early hearing is possible. The application is dismissed.

Put up on the date fixed for the purpose fixed.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 26/25 (M)

17.11.2025

Present : Sh. Ankit Singh Nagar, Ld counsel for the appellant.  
None for the respondent.

File taken up on the application seeking correction in the property number in the order-sheet dated 06.09.2024. The correct property no. V-196/3, but was wrongly mentioned as V-106/3 in that order-sheet. Mistake is typographical and is corrected. The property number be read as V-196/3 in the said order-sheet dated 06.09.2024.

Application stands disposed of.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 27/25 (M) & 28/25 (M)

17.11.2025

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

File taken up today on the application seeking correction of the property number in the judgment dated 01.08.2025.

Submissions heard. File perused.

It is stated that C-20 has been wrongly added before the property no. 64 (part) M.M. Road, Rani Jhansi Road, Delhi. As per the record, C-20 was never mentioned by the appellant in the appeal and it appears that there is a typographical error by mentioning C-20 before the correct property number i.e. property no. 64 (part) M.M. Road, Rani Jhansi Road, Delhi. In view of above, the applications are allowed.

In the judgment dated 01.08.2025, the property number C-20 mentioned in the second line of the judgment be considered as deleted.

The applications stand disposed of.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 1136/13

17.11.2025

Present : Both the appellants in person.  
Sh. I. Ahmad, Ld. counsel for the appellant through VC.  
Sh. Dharamvir Gupta and Ms. Radhika Mitra, Ld counsel  
for the respondent.

Vakalatnama filed on behalf of the appellant. Same is  
taken on record.

An adjournment is sought on behalf of the appellant as  
the counsel has recently been engaged.

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 **13.01.2026**.

Interim orders, if any, to continue till the next date of  
hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 236/15, 237/15, 557/15, , 560/15 and 928/15

17.11.2025

Present :

Sh. Ramesh Kumar, Ld counsel for the appellant.

Sh. Abhishek Kumar, Ld. Proxy counsel for Sh. Umesh Kumar, Ld. counsel for the MCD in appeal no. 236/15 & 237/15.

Sh. Dinesh Malik, Ld. counsel for DSIIDC in appeals no. 236/15, 237/15, 557/15, , 560/15 and 928/15 along with Sh. Chander Shekhar, DEG-AG-I.

Sh. Naresh Sharma, Ld. counsel for the DDA in appeal no. 560/15.

Sh. R.K. Singh, Ld. Proxy counsel for Sh. Anupam Sharma, Id. counsel for the DDA in other four appeals along with Sh. Manish Yadav, Nodal Officer for DDA.

Sh. V.K. Aggarwal, Ld counsel for the respondent in appeal no. 928/15.

Ld. counsel for the appellants submits that he has instructions from the appellants to withdraw the aforesaid appeals and he may be permitted to withdraw the aforesaid appeals.

Statement of Id. counsel for the appellant recorded separately to this effect.

In view of the statement made by the Id. counsel for the appellants, the aforesaid appeals are disposed off as withdrawn.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 488/15 & 809/15

17.11.2025

Present : Sh. Ramesh Kumar, Ld counsel for the appellant.  
Sh. Jatin Aggarwal, Ld counsel for the respondent/DDA  
through VC.  
None for the respondent/MCD.

Part arguments heard.

At request, put up for further arguments with connected  
matters on **03.12.2025**.

Interim orders, if any, to continue till the next date of  
hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 580/15

17.11.2025

Present : Sh. Ajay, Ld counsel for the appellant.  
None for the respondent.

Part arguments heard.

At request, put up for further arguments with connected matters on **03.12.2025**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025



A.No. 816/15

17.11.2025

Present :           None for the appellant.  
                  Sh. Madan Sagar, Ld counsel for the respondent.

As none has appeared for the appellant since morning,  
the matter is adjourned.

Put up for arguments with connected matters on  
**03.12.2025.**

Interim orders, if any, to continue till the next date of  
hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 903/15 & 904/15

17.11.2025

Present : Sh. Sanjeev Ralli, Sr. Adv. along with Sh. Ramnish  
Khanna, Adv, for the appellant.  
None for the respondent.

Part arguments heard.

None has appeared for the respondent today.

At request, put up for further arguments on **03.12.2025**.

Interim orders, if any, to continue till the next date of  
hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 743/16, 774/17 & 697/18

17.11.2025

Present : Sh. Rohit Goel, Ld counsel for the appellant through VC.  
Sh. Mithlesh Jha, Ld. counsel for the appellant.  
Sh. Dharamvir Gupta along with Ms. Radhika Mitra, Ld  
counsels for the respondent.

An adjournment is sought by the counsel for the appellant  
on the ground of medical emergency in his family

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 **23.01.2026**.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 929/16 & 117/17

17.11.2025

Present : None for the appellant.

Ms. Manjusha Jha, Ld counsel for the respondent.

None has appeared for the appellant despite repeated calls since morning.

Despite various calls none is appearing on behalf of the appellant in the Tribunal or through VC.

Put up at 2.00 PM.

(AMIT KUMAR)

Addl. District & Sessions Judge

P.O.: Appellate Tribunal, MCD

17.11.2025

Present : None for the appellant.

Ms. Manjusha Jha, Ld counsel for the respondent.

None has appeared on behalf of appellant since morning in the Tribunal or through VC despite various calls. Even the previous cost imposed has not been paid.

It is 3.00 PM. The present appeal is dismissed in default.

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

(AMIT KUMAR)

Addl. District & Sessions Judge

P.O.: Appellate Tribunal, MCD

17.11.2025

A.No. 1012/17

17.11.2025

Present : Sh. Kartik, Ld. Proxy counsel for the appellant.  
Sh. Jai Gupta, Ld. proxy counsel for the respondent.

An adjournment is sought on behalf of both the parties as their main counsels are un-available today due to some personal difficulty.

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

Put up for arguments on **04.02.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 31/19

17.11.2025

Present : Sh. Man Mohan Goel, Ms. Vishalakshi Goel and Sh. Archit Mittal, Ld counsels for the appellant along with appellant.  
Sh. Dharamvir Gupta, Ld counsel for the respondent along with Sh.K.K. Sharma, AE(B).

Arguments heard at length.

Put up for orders on **03.12.2025**.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 620/23

Vikas Mehra Vs. MCD

17.11.2025

Present : Sh. Man Mohan Goel, Ms. Vishalakshi Goel and Sh. Archit Mittal, Ld counsels for the appellant along with appellant.  
Sh. Dharamvir Gupta, Ld counsel for the respondent along with Sh.K.K. Sharma, AE(B).

Arguments heard on the application seeking condonation of delay in filing the appeal.

The appellant has challenged the sealing order dated 03.02.2012 in this appeal filed on 20.09.2023. The property is lying sealed since almost 13 years. The appellant did not challenge the demolition order and the sealing order. He filed appeal only against the revocation of sanctioned building plan in the year 2019 vide appeal no. 31/19, yet did not bother to challenge the sealing order, which was in his knowledge since the property was sealed about 13 years before. The delay is inordinate and without any explanation what to say of plausible explanation. The application seeking condonation of delay in filing the appeal is dismissed. Consequence thereof, the appeal is also dismissed.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD/17.11.25

A.No. 642/19 & 123/20

17.11.2025

Present : Sh. G.R. Verma, Sh. H.K. Sharma and Sh. Deepak Grover, Ld. counsels for the appellant along with appellant.

Sh. Varun Sharma, Ld. counsel for the respondent in appeal no. 642/19.

Sh. V.K. Aggarwal, Ld counsel for the respondent in appeal no. 123/20.

Final arguments heard.

Put up for orders on **04.12.2025**.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025



A.No. 202/20

17.11.2025

Present : Sh. Arpit Chaudhary, Ld. counsel for the appellant along with appellant.

Sh. V.K. Aggarwal, Ld counsel for the respondent.

An adjournment is sought on behalf of the appellant as counsel has recently been engaged and he seeks some time to file vakalatnama and to inspect the record.

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 **27.02.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 20/21 & 370/21

17.11.2025

Present : Sh. Vijay Kinger, Ms. Roopa Nagpal and Sh. Hemant Kumar, Id. counsels for the appellant.  
Sh. Jai Gupta, Ld. Proxy counsel for Sh. Ashutosh Gupta, Id. counsel the respondent in appeal no. 370/21.  
Sh. Sagar Dhama, Ld. counsel for the respondent.  
Sh. G.R. Verma, Sh. H.R. Sharma and Sh. Deepak Grover, Ld counsels for the intervener along with intervener.

At request, put up for arguments on **23.03.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 102/22 & 501/23  
Dharamvir Singh Vs.MCD

17.11.2025

Present : Ms. Sujata Sirorkar, Ld counsels for the appellant along with appellant.  
Sh. Mohit Sharma, Ld counsel for the respondent in appeal no. 501/23.  
None for the respondent in MCD in appeal no. 102/22.

Ld. counsel/LAC has filed her vakalatnama as well as BTF.

Arguments heard.

The delay in filing the appeals is condoned with an endeavour to decide the case on merits. The application stand disposed of.

Vide demolition order dated 28.08.2019, stilt to third floor and tin shed on the terrace of the third floor were booked for unauthorized construction. It is recorded in the demolition order itself that stilt to third floor are old and occupied.

The sealing order in respect of the property was passed on 23.12.2019 and the construction on the terrace of the third floor was sealed and later demolished on 21.01.2021. The property was temporarily desealed on the request of the appellant so that he can remove the debris from the terrace of the third floor. Same has now been removed. Even as per the demolition and sealing order passed by the respondent, the stilt to third floor are

....contd.2

: 2 :

old and occupied and except of passing of order, no action was taken. The property is situated in unauthorized colony and any construction prior to 01.06.2014 is protected under National Capital Territory of Delhi Laws (Special Provision) Second Amendment Act, 2011. The appellant has already given an undertaking that he shall not venture to raise further unauthorized construction in the property except of minor repairs which have occurred because of demolition carried on the third floor of the property.

Infacts, the demolition order and the sealing order are upheld, but kept in abeyance till then the National Capital Territory of Delhi Laws (Special Provision) Second Amendment Act, 2011 is in force.

The respondent is at liberty to take appropriate action as per the law, if the appellant violates the status quo or the act ceases to be in force.

Both the appeals are dismissed.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 227/23

17.11.2025

Present : Sh. Raj Kumar, Ld counsel for the appellant along with appellant.  
Sh. H.R. Aggarwal, Ld counsel for the respondent.  
Sh. Ravinder Aggarwal, Ld.counsel for the R-2 and R-3.

An application under Order VI rule 17 CPC along with proposed amended appeal has been filed by the appellant.

Copy supplied.

Ld. counsel for the respondent has filed an Order dated 19.10.2022 passed in appeal no. 124/22 wherein the protection has been granted to the property of the respondents no. 2 and 3 under National Capital Territory of Delhi Laws (Special Provision) Second Amendment Act, 2011 till the Act is in force.

Let the file of appeal no. 124/22 be tagged with this file.

Put up for further arguments on **17.03.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 520/23

17.11.2025

Present : Sh. Parag Chawla , Ld counsel for the appellant through VC.

Sh. S. Adlil Hussain , Ld counsel for the respondent.

Mohd. Nafis Bukhari, Sh. Sarim and S.K. Mohd. Zaid, Id. counsel for the R-2.

At request, put up for arguments on **10.03.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)

Addl. District & Sessions Judge

P.O.: Appellate Tribunal, MCD

17.11.2025

A.No. 593/23

17.11.2025

Present : Sh. G.R. Verma, Sh. H.K. Sharma and Sh. Deepak Grover , Ld counsel for the appellant.  
Sh. Pritish Sabharwal, Ld. counsel for respondent through VC.

At request, put up for arguments on **23.03.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 637/23

17.11.2025

Present : Sh. Amit Punj, Ld counsel for the appellant through VC.  
Appellant in person.  
Sh. Harsh, Ld counsel for the respondent/MCD.  
Sh. Gaurav Kumar Singh, Ld. counsel for the R-2 through VC.  
Sh. Nagender Yadav, Id. counsel for the respondent no. 3.

Part arguments heard.

Put up for further arguments on **25.03.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025



A.No. 107/24

17.11.2025

Present : Sh. A.A Qureshi, Ld counsel for the appellant.  
Sh. Prabhakar Mani Tripathi, Ld counsel for the  
respondent through VC.

At request, put up for arguments on **22.04.2026**.  
Interim orders, if any, to continue till the next date of  
hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 113/24, 114/24, 115/24, 116/24 & 117/24

17.11.2025

Present : Sh. Dalip Rastogi, Ld counsel for the appellant.  
None for the respondent.

Part arguments heard.

None is present for the respondent today, hence, the matter is adjourned.

Put up for further arguments on **22.04.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 127/24

17.11.2025

Present : Ms. Sonali Mahajan, Ld Proxy counsel for the appellant.  
Sh. Mohit Sharma, Ld counsel for the respondent.

An adjournment is sought on behalf of the appellant as main counsel is un-available today due to some leg injury.

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 **24.04.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 234/24

17.11.2025

Present : Sh. I Ahmad, Ld counsel for the appellant through VC.  
Sh. Prabhakar Mani Tripathi, Ld counsel for the  
respondent through VC.

At request, put up for arguments on **22.04.2026**.

Interim orders, if any, to continue till the next date of  
hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 292/24

17.11.2025

Present : Sh. S.B. Sharma, Ld counsel for the appellant through VC.  
Sh. Anupam Sharma, Ld. counsel for the respondent.  
Sh. Manish Yadav, Nodal Officer for DDA.

Arguments heard on the application seeking condonation of delay. Heard. In view of the reason given, the application is allowed and the delay is condoned.

Put up for arguments on the appeal on **21.04.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 425/24

17.11.2025

Present : Sh. Hari Shankar, Ld counsel for the appellant.  
Sh. V.K. Aggarwal, Ld. counsel for the respondent/MCD  
Sh. Ashok Rohtagi, Ld. counsel for the respondents no.  
8, 9, 10 and proxy counsel for 11.

It is submitted that matter is likely to be compromised  
between the parties.

At request, put up for further proceedings on **27.11.2025**.

Interim orders, if any, to continue till the next date of  
hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 796/24

17.11.2025

Present : Sh. Parth Mahajan, Ld counsel for the appellant through VC.

Sh. Shashi Pratap Singh, Ld counsel for the respondent along with Sh. Ashok Kumar, Sr.Asstt., for NDMC.

Powers in respect of the matters of NDMC not yet received.

Put up for arguments on **08.04.2026**, for awaiting powers.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 851/24

17.11.2025

Present : Sh. Aatish Sharma, Ld counsel for the appellant.  
Sh. Pritish Sabharwal and Sh. Sanjeet, Ld. counsels for  
respondent through VC.

The regularization application of the appellant is still  
pending, but it has been informed that the property being  
in unauthorized colony, the same is likely to be rejected.

Infacts, put up for arguments on the appeal on  
**28.04.2026.**

Interim orders, if any, to continue till the next date of  
hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025



A.No. 1074/24

17.11.2025

Present : Sh. Anmol Aggarwal, Ld counsel for the appellant through VC.

None for the respondent.

At request, put up for arguments on **29.04.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 150/25

17.11.2025

Present : Sh. Vishal Bansal, Ld counsel for the appellant.  
Sh. Madan Sagar, Ld counsel for the respondent.

At request, put up for arguments on **23.04.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 231/25 & 365/25

17.11.2025

Present : Appellant in person.  
Sh. Sanjay Sethi Ld counsel for the respondent in appeal no. 231/25 through VC.  
Sh. Paras Aggarwal, Ld. counsel for the respondent in appeal no. 365/25.

Status report and vakalatnama filed by the MCD in appeal no. 365/, copy supplied.

An adjournment is sought on behalf of the appellant as main counsel is not well.

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 **27.04.2026**.

Interim orders, if any, to continue till the next date of hearing.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 244/25

17.11.2025

Present : Sh. Naushad, Ld counsel for the appellant.  
Sh. Sagar Kumar, Ld counsel for the respondent.  
Sh. Shiv Ram Sharma, Ld. counsel for the  
applicant/intervener

Ld. counsel for the applicant/intervener has filed an application under Order I rule 10 CPC seeking his impleadment in the matter. Copy supplied.

Arguments on maintainability of the application under order 1 Rule 10 CPC heard. Even if it is presumed that all the averments made in the application is correct, then also in this proceeding between the appellant and the MCD the applicant has no right to participate and he cannot become a party as there is a clear-cut judgment of Delhi High Court in case ***Hardayal Singh Mehta Vs MCD, AIR 1990 Delhi 170*** in which it is held that in the matter between the appellant and the MCD, no third person can join and become a party to such proceedings and in such proceedings the application under order 1 Rule 10 CPC is not maintainable. Any dispute between the applicant and the appellant has to be dealt with and to be decided by the Civil Court separately. Accordingly,

...contd.2

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application moved by applicant under order 1 Rule 10 CPC is hereby dismissed. However, the applicant is permitted to file the documents, if any and to orally argue the matter at the final arguments stage.

Part arguments heard on appeal.

Ld. counsel for the appellant seeks time to file the chain of title documents to show that the property is old. Let the same be filed.

At request, put up for further arguments on **25.02.2026**.

Till next date of hearing, no coercive action be taken against the property of appellant in pursuance of the demolition order dated **11.04.2025**. However, it is made clear that no encroachment on the public land is protected.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 456/25 & 524/25

17.11.2025

Present : Sh. Rakesh Walia , Ld counsel for the appellant along with appellant.

Sh. V.K. Aggarwal, Ld counsel for the respondent in appeal no. 456/25.

List of documents filed by the appellant.

Arguments heard.

The respondent is directed to inspect the property and specify the exact deviations in the property so that same can be demolished as volunteered by the appellant. The property be desealed for this purpose on 20.11.2025 and after taking the measurement and calculating the deviations, the same be resealed on the same day.

Said inspection shall be done in the presence of the appellant on 20.11.2025 at 12.00 noon, thereafter status report, photographs, details of deviation in measurements be also given.

Put up for further arguments on **01.12.2025**.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 220/20

17.11.2025

Present : Sh. Parth Mahajan, Ld. counsel for the appellant joined through VC.

None for the respondent.

Sh. Ashok Gola, intervener in person.

Order is not ready.

Put up for orders on **28.11.2025**.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025

A.No. 418/20 & 419/20

17.11.2025

Present : Ms. Anjana Gosain, Ld counsel for the appellant.  
Sh. Jay Gupta, Ld. proxy counsel for Sh. Ashutosh Gupta  
Ld. counsel for the respondent.

Vide separate judgment of even date, the present appeal is dismissed.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.11.2025