

A.No. 806/25

28.11.2025

Fresh appeal filed. Be checked and registered.

Present : Ms. Himani Kalra and Sh. Shivam Singh Baghel, Ld. counsels for the appellant.

Submission heard. File perused.

Issue notice of interim application(s) as well as appeal to the respondent through concerned Chief Legal Advisor, DDA.

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.

There is a direction of Hon'ble High Court to dispose of this appeal within 4 weeks.

Put up for arguments on interim application(s) and appeal on **02.12.2025**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.11.2025

A.No. 808/25

28.11.2025

Fresh appeal filed. Be checked and registered.

Present : Sh. Manmeet Singh Maini, Ld. counsel for the appellant.

Submission 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 **13.05.2026**.

Till next date of hearing, no coercive action be taken against the property of appellant in pursuance of the demolition order dated 20.11.2024. 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
28.11.2025

A.No. 537/25

28.11.2025

Present : Sh. S.M. Pandey, Ld counsel for the appellant along with
appellant
Sh. V.K. Aggarwal, Ld counsel for the respondent.

File of appeal no. 288/25 attached and seen. The appellant in this appeal as well as in the appeal no. 288/25 had/has prayed that the regularization of the coverage should be allowed as per standard plan of DDA, which includes the coverage of the open courtyard on the ground floor.

The regularization application in this regard is still pending and this court cannot direct the respondent to regularize the same when no decision has been taken yet on the regularization application. The regularization application is stated to be pending since last 3 years. The respondent is directed to file the status report of that application.

Put up on arguments on **11.02.2026**.

Let the concerned AE(B) is directed to be present with status report on the date fixed.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.11.2025

A.No. 786/25

28.11.2025

Present : Ms. Suman Gupta, Ld counsel for the appellant.

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 29.01.2026. 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 i.e. **29.01.2026** for the purpose fixed.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.11.2025

A.No. 272/13

28.11.2025

Present : Sh. Sanjay Garg, Ld counsel for the appellant along with
LR Sh. Anil Kumar Sharma.
Sh. Mohit Sharma, Ld counsel for the respondent.

Final arguments heard at length.

Put up for orders on **24.12.2025**.

The parties are at liberty to file brief synopsis/written submissions, if desired, at least one week prior to the date fixed.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.11.2025

A.No. 1092/15 & 375/17

28.11.2025

Present : Ms. Parul Verma, Ld. Proxy counsel for the appellant.
Sh. Mohit Sharma, Ld counsel for the respondent in
375/17.
Sh. Sagar Dhama, Ld. counsel for the respondent in
appeal no. 1092/15.

An adjournment is sought on behalf of the appellant as
main counsel is not available today due to illness.

The matters pertain to the year 2015 & 2017.

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 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
28.11.2025

A.No. 877/16

28.11.2025

Present : Sh. Ashish Agarwal, Ld. counsel for the appellant along with appellant.
Sh. Mahender Sharma, Ld. counsel for the respondent through VC.

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

As per the appellant, the demolition order was never served upon him and he came to know about this order only when, the demolition program was fixed on 21.09.2016. The appeal was filed on 23.09.2016 without mentioning the details of the demolition order.

Since, the appellant was not aware about the demolition order, the delay is condoned. Application stands disposed of.

Arguments heard on appeal.

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

Record of the respondent (if any), 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
28.11.2025

A.No. 950/16

28.11.2025

Present : Sh. Rakesh Singh, Ld. Proxy counsel for the appellant through VC.

Appellant in person.

Sh. Madan Sagar, Ld counsel for the respondent.

Ms. Gunjan Mehta, Ld. proxy counsel for the BSES.

Ld. proxy counsel for the BSES has filed report. Copy supplied.

The electricity service provider has verified the date of energization of only one meter presently having new CA no. 151559017. The details of other meter no. 151711750 have not been provided. The appellant claims that there is only one meter as on date in the shop.

BSES Rajdhani Power Ltd. is directed to verify afresh by physical verification and to file status report about the number of connections and date of energization of CA no. 151711750 on or before the next date of hearing.

An adjournment is sought on behalf of the appellant as main counsel 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 arguments on **18.02.2026**.

....contd.2

: 2 :

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.11.2025

A.No. 108/17 : Saroj Rana Vs. MCD
A.No. 179/17 : Saroj Rana Vs. MCD

28.11.2025

Present : Sh. Madan Lal Sharma, Sh. Amit Rana and Sh. Ashish Bhardwaj, Ld counsels for the appellant.
Sh. Sanjay Sethi, Ld. counsel for respondent in appeal no. 108/17 through VC.
Sh. Mohit Sharma, Id. counsel for the respondent in appeal no. 108/17.
Sh. V.K. Aggarwal, Ld counsel for the respondent in appeal no. 179/17.

Arguments heard at length.

1. The impugned demolition order dated 05.09.2016 passed in respect of alleged unauthorized construction in the shape of ground floor in Khasra no. 106/459, Village Khera Kalan, Delhi is under challenge.
2. The appellant amongst other grounds has raised a ground that the impugned demolition order is not a speaking order.
3. I have gone through this order. The appellant submitted original copy of *Furd* of her property which shows existence of boundary wall and a godown at least since 2004-05 in this property. The Quasi Judicial Authority did not assign any reason for rejecting this document and it was simpliciter stated that the concerned authority is not satisfied with the

...contd.2

: 2 :

reply given by the appellant. It is a non-speaking order as the same does not specify the grounds for rejections of the *Furd* produced by the appellant.

4. It is a fit case where a speaking order after considering all the documents of the appellant including the grounds of rejection of the said documents is required to be passed.
5. In these facts, the demolition order dated 05.09.2016 and the subsequent sealing order dated 22.02.2017 are set aside with directions to the respondents to pass a speaking order after considering the documents and reply submitted by the appellant and after giving personal hearing to the appellant. The appellant is at liberty to file fresh documents, if desired.
6. The appellant shall appear before the Quasi Judicial Authority on 18.12.2025 at 2.00 pm and the speaking order be passed within 6 weeks of conclusion of the hearing.
7. Both the appeals stand disposed of.
8. 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
28.11.2025

A.No. 822/18
Arvinderjit Sing Ahluwalia Vs. MCD

28.11.2025

Present : Sh. Gurvinder Singh, Ld counsel for the appellant.
Sh. Mohit Sharma, Ld counsel for the respondent.

Arguments heard at length.

1. The demolition order dated 31.10.2018 passed in respect of ground, first and *barasti* and two servants rooms, toilet, store room with AC sheet at third floor of the property no. C-517, Defense Colony, New Delhi is under challenge.
2. The appellant is concerned only about the ground and the second floor of the property. It is submitted that the temporary construction on the third floor with AC sheet have been demolished.
3. The appellant admittedly gave response to the show cause notice through his letters dated 23.08.2018 and 17.09.2018. As per the reply dated 17.09.2018, house-tax receipts/documents since the year 2004 onwards were annexed with the reply. The impugned order does not refer to these house-tax receipts, nor has give any findings in respect of the protection available, if any, under National Capital Territory of Delhi Laws (Special Provision) Second Amendment

...contd.2

Act, 2011. The appellant has placed on record certain documents in the form of house tax assessment relating to the year 1997 which shows existence of the second floor since 1997 much prior to 07.02.2007.

4. In-facts, the impugned demolition order is required to be set aside. The demolition order is set aside with directions to the Quasi Judicial Authority to consider the documents of the appellant specifically of the property tax assessment and the house-tax receipts relied by the appellant and after considering these documents to pass a speaking order and after giving personal hearing to the appellant.
5. The appellant shall appear before the Quasi Judicial Authority on 22.12.2025 at 2.00 pm and the speaking order be passed within 6 weeks of conclusion of the hearing.
6. Appeal stands disposed of.
7. 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
28.11.2025

A.No. 318/19, 320/19, 321/19 & 391/19

28.11.2025

Present : Sh. Dalip Rastogi, Ld counsel for the appellant in appeals no. 318/19, 320/19 & 321/19.
Ms. Bhumika Kapoor, Ld. counsel for the appellant in appeal no. 391/19 along with appellant no. 1.
Sh. Sahib Gurdeep Singh Mehendru, Ld counsel for the respondent through VC.
Sh. Rajesh Aggarwal, Ld. counsel for the intervener in appeal no. 391/19.

Affidavit filed by the appellant no. 1 in compliance to the order dated 18.12.2024 in appeal no. 391/19. Copy supplied yesterday to the counsel for the respondent.

The directions were given to the appellant no. 3 to file his affidavit, but instead of him the appellant no. 1, who is the father, has filed the affidavit. Let the appellant no. 3 to file his affidavit as directed.

It is stated on behalf of the intervener that the appellants are violating the status quo order. Same is disputed by the appellants.

An adjournment is sought on behalf of the appellant in appeal no. 391/19 as main counsel Sh. Ved Prakash Sharma is un-available due to some personal difficulty.

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

Put up for arguments on **11.03.2026**.

...contd.2

: 2 :

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.11.2025

A.No. 270/20

28.11.2025

Present :

None for the appellant.

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

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

28.11.2025

At 2.35 pm

28.11.2025

Present :

None for the appellant.

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

None has appeared on behalf of appellant since morning in the Tribunal or through VC despite various calls.

None had appeared on behalf of the appellant for the last two consecutive dates.

It is 2.35 PM. It appears that the appellants are not interested in pursuing this appeal. 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

28.11.2025

A.No. 83/22, 381/25 & 382/25

28.11.2025

Present : None for the appellant.
 Sh. Ashutosh Gupta, Ld. counsel for the respondent in
 appeal no. 83/22.
 Sh. Atul Tanwar , Ld counsel for the respondent in 381/25
 & 382/25

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

No adverse order is being passed today.

Put up for arguments on **21.04.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.11.2025

A.No. 290/22 & 291/22

28.11.2025

Present : Sh. Rohit Jain, Ld counsel for the appellant.
Sh. Mohit Sharma, Ld counsel for the respondent.

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
28.11.2025

A.No. 571/22 & 572/22

28.11.2025

Present : Sh. Rohit Goel, Ld counsel for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

At request, 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
28.11.2025

A.No. 627/22

28.11.2025

Present : Sh. Syed Mohd. Hassain , Ld counsel for the appellant.
Sh. S. Adil Hussain , Ld counsel for the respondent.

Ld. counsel for the appellant submits that he has instructions from the appellant 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 appellant, the aforesaid appeal is 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
28.11.2025

A.No. 647/23

28.11.2025

Present : Sh. Vinod Kumar Shah, Ld. proxy counsel for the appellant.
Sh. Sanjeet Malik, Ld counsel for the respondent through VC.

An adjournment is sought on behalf of the appellant as main counsel 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 arguments 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
28.11.2025

A.No. 223/24 & 224/24

28.11.2025

Present : None for the appellant.

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

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

28.11.2025

At 2.40 pm

Present : None for the appellant.

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

None has appeared on behalf of appellant since morning in the Tribunal or through VC despite various calls. None had appeared on behalf of the appellant on the previous date of hearing i.e. 06.06.2025 as well.

It is already 2.40 PM. It appears that the appellants are not interested in pursuing these appeals. The aforesaid appeals are 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

28.11.2025

A.No. 356/24

28.11.2025

Present : Sh. Kuldeep Singh, Ld counsel for the appellant.
Sh. Madan Sagar, Ld counsel for the respondent.

An application seeking condonation of delay in filing the appeal is pending. As per the appellant, the demolition order dated 06.02.2024 was received by him only after his application dated 08.05.2024. This appeal was filed on 17.05.2024. There is a delay of about 3 months. Infacts, with an endeavour to decide the case on merits, the delay is condoned.

Application stands disposed of.

Put up for arguments on the appeal on **10.04.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.11.2025

A.No. 679/24

28.11.2025

Present : Sh. Pankaj Kumar, Ld counsel for the appellant.
Sh. Madan Sagar, Ld. proxy counsel for the respondent
through VC.
Sh. Kuldeep Singh, Ld counsel for the respondent no. 2.

Part arguments heard.

This is an appeal challenging only the show cause notice,
which is not appealable.

Ld. counsel for the appellant seeks time to amend the
appeal.

At request, put up for further arguments on **10.04.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.11.2025

A.No 735/24

28.11.2025

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

Sh. Atul Tanwar, Ld counsel for the respondent.

This is an appeal challenging only the show cause notice, which is not appealable.

Ld. counsel for the appellant submits that the demolition order has not yet been supplied to him and he has already applied for certified copy of the same. He seeks some time to amend the appeal.

At request, put up for arguments on **15.04.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.11.2025

A.No. 736/24, 737/24, 738/24, 739/24, 740/24, 741/24 & 742/24

28.11.2025

Present : Sh. Prashant Diwan, Ld counsel for the appellant through VC.

Sh. Atul Tanwar, Ld counsel for the respondent in appeals no. 736/24, 739/24, 740/24, 741/24 & 742/24

Sh. V.K. Aggarwal, Ld. counsel for the respondent in appeal no. 737/24 & 738/24.

At request, put up for arguments on **15.04.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.11.2025

A.No. 1039/24, 1040/24, 1041/24

28.11.2025

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

Part arguments heard.

Put up for further arguments on **12.03.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.11.2025

A.No. 143/25

28.11.2025

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

Part arguments heard.

Put up for further arguments on **05.05.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.11.2025

A.No. 188/25 and 189/25

28.11.2025

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

Part arguments heard.

Put up for further arguments on **06.05.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.11.2025

A.No. 328/25

28.11.2025

Present : None for the appellant.
 None for the respondent.
 Sh. Bharat Sharma, proposed Intervener, in person.

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

No adverse order is being passed today.

Put up for arguments on **11.05.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.11.2025

A.No. 333/25

28.11.2025

Present : Sh. Aman Sangawan, Ld. proxy counsel for Sh. Swastic Singh, Adv, for the appellant.
Sh. Atul Tanwar, Ld counsel for the respondent.

It is stated for the appellant that the regularization application is pending with MCD and result of that application be awaited.

At request, put up for arguments on **12.05.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.11.2025

A.No. 339/25

28.11.2025

Present : Sh. Anil Goel, Ld counsel for the appellant through VC.
Ms. Savita, Ld. proxy counsel for the appellant.
Sh. Ankur Sharma, Ld counsel for the respondent.

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

Ld. counsel for the appellant seeks adjournment on the
ground that he has recently been engaged.

At request, put up for arguments on **13.05.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.11.2025

A.No. 375/25

28.11.2025

Present : Sh. Pushkar Aryana, Ld counsel for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

At request, put up for arguments on **15.05.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.11.2025

A.No. 469/25, 470/25

28.11.2025

Present : Ms. Parul Agarwal, Ld counsel for the appellant.
Sh. Avishek Kumar, Id. counsel for the respondent. Fresh
Vakalatnama filed, same is taken on record
Sh. Subodh Hatwal, AE(B) in person.

Status report is filed by the MCD, copy supplied.

At request, put up for arguments on **18.05.2026**.

Till next date of hearing, no coercive action be taken
against the property of appellant in pursuance of the
sealing order dated 19.06.2025 and demolition order
dated 19.06.2025. 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
28.11.2025

A.No. 471/25

28.11.2025

Present : Ms. Parul Agarwal, Ld counsel for the appellant.
None for the respondent.
Sh. Sri Niwas, AE(B), for the MCD.

Status report is filed by the MCD, copy supplied.

Ld. counsel for the MCD is not available.

At request, put up for arguments on **13.03.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.11.2025

A.No. 124/20

28.11.2025

Present : Sh. Manmohan Singh , Ld counsel for the appellant along with appellant no. 1.
Sh. Anupam Sharma, Ld counsel for the respondent for DDA along with Sh. Manish Yadav, Nodal Officer.
Sh. Sonu Kumar, Ld counsel for the respondent no. 2 to 11.

Arguments on the point of appeal heard from both the parties at length.

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

Record of the respondent (if any), 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
28.11.2025

A.No. 220/20

28.11.2025

Present : Sh. S.C. Singhal, Sh. Parth Mahajan and Sh. Ritvik Madan, Ld counsels for the appellant.
Intervener in person.

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

Record of the respondent (if any), 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
28.11.2025