A.No. 36/26, 37/26, 38/26, 39/26, 40/26, 41/26, 42/26, 43/26 & 44/26

21.01.2026

Fresh appeal received. It be checked and registered.

Present : Sh. Kanhiya Singhal, Ld counsel for the appellants.

Submissions heard. File perused.

The appellants have not filed any documents in respect of ownership of the property except of unregistered GPA.

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**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.01.2026

A.No. 647/25

21.01.2026

Present : Sh. Rambir Chauhan , Ld counsel for the appellant.
Sh. Piyush Jain, Ld. proxy counsel for the respondent along with Sh. Manish Yadav, Nodal Officer for the DDA.

An adjournment is sought on behalf of the respondent as main counsel is held up before the Karkardooma courts, Delhi.

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

At request, put up for arguments on interim application(s) and appeal on **10.03.2026**.

Till next date of hearing, no coercive action be taken against the property of appellant in pursuance of the demolition order dated 03.01.2024. However, it is made clear that no encroachment on the public land is protected. The appellant is directed not to raise any further construction in the property in question.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.01.2026

A.No. 648/25 & 162/25

21.01.2026

Present : Ms. Parul Agarwal, Ld counsel for the appellant.
Sh. Jai Gupta, Ld. Proxy counsel for Sh. Ashutosh Gupta, counsel for the respondent in appeal no. 648/25.
Sh. V.K. Aggarwal, Ld. counsel for the respondent in appeal no. 162/25.

Status report as well as record filed by the MCD in appeal no. 648/25. Copy of status report supplied. The record be deposited with Registry.

Ld. counsel for the appellant seeks time to go through the record.

At request, put up for arguments on **08.05.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.01.2026

A.No. 845/25

21.01.2026

Present : Mohd. Javed, Ld counsel for the appellant along with appellant.
Sh. Paras Aggarwal, Ld counsel for the respondent along with Sh. Jogender Singh, AE(B). City SP Zone. Fresh Vakalatnama filed on behalf of the respondent/MCD, same is taken on record.

It is stated for the appellant that new counsel has been engaged, who shall file his vakalatnama during the course of the day. Sh. V.K. Bajaj, previous counsel (appearing through VC) seeks his discharge as new counsel has been engaged. Infacts, Sh. V.K. Bajaj is discharged from his vakalatnama.

Status report is filed by the MCD, copy supplied.

It is submitted that the record shall be submitted during the course of the day.

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

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.01.2026

A.No. 258/14 : J.L. Garg and Ors. Vs. MCD
A.No. 259/14 : Ashok Aggarwal Vs. MCD
A.No. 260/14 : Kamlesh Garg and Ors. Vs. MCD
A.No. 261/14 : J.L. Garg and Ors. Vs. MCD

21.01.2026

Present : Sh. Deepak Vuttsya, Ld counsel for the appellant.
Sh. Ravi Ranjan, Ld counsel for the respondent through VC.

Reply to the application under Order 22 rule 3 r/w Sec. 151 CPC filed on behalf of the respondent in appeal no. 258/14 and 259/14. Copy supplied.

In appeal no. 258/SCM/14, two applications to implead legal heirs of Nirupam Aggarwal, who was one of the legal heirs of appellant no. 1 late Sh. J.L. Garg is pending along with the other application to bring on record the legal heirs of the appellant no. 4 Mr. G.K. Mittal.

As far as the first application is concerned, the other legal heirs of the original appellant Sh. J.L. Garg, who are already party to this case are alive and even if the legal heirs of Nirupam Aggarwal were not impleaded in time, the appeal shall not abate. Infacts, the legal heirs of Nirupam Aggarwal are impleaded. The application stands disposed of.

Coming to the application to implead legal heirs of Mr. G.K. Mittal, Mr. G.K. Mittal, was not appellant in his

..contd.2

individual capacity, but it was G.K. Mittal (HUF). After the death of Karta, who was G.K. Mittal, the HUF will not dissolve automatically and the eldest surviving coparcener shall become the Karta of the HUF. In these facts, the surviving eldest coparcener shall become the Karta. The application seeking impleadment of the Widow and the daughter is dismissed and Karta of this HUF after the death of G.K. Mittal is impleaded as appellant no. 4.

Let the amended memo of parties be filed.

Appeal no. 259/SCM/14 :-

An application to implead the L.Rs of the appellant no. 4 Smt. Nirupam Aggarwal is pending. Though, there is delay in filing this application, but considering that there are five appellants including the deceased appellant no. 4 and the appeal shall continue, the legal heirs are impleaded. The delay is condoned. The amended memo of parties filed along with the application is taken on record.

Appeal no. 260/SCM/14 :-

An application to implead the L.Rs of the appellant no. 3 Sh. A.K. Garg is pending. Though, there is delay in filing this application, but considering that there are three

…contd.3

appellants including the deceased appellant no. 3 and the appeal shall continue, the legal heirs are impleaded. The delay is condoned. The amended memo of parties filed along with the application is taken on record.

Appeal no. 261/SCM/14 :-

An application to implead the L.Rs of the appellant no. 1(c) Smt. Nirupam Aggarwal, who was the LR of Late Sh. J.L. Garg is pending. Though, there is delay in filing this application, but considering that there are other legal heirs including the deceased appellant no. 1(c) and the appeal shall continue, the legal heirs are impleaded. The delay is condoned. The amended memo of parties filed along with the application is taken on record.

Now coming to the merits of the case. The present matter was transferred to this court by the Hon'ble Supreme Court of India and was treated as appeal. The appellants have already deposited the one time conversion charges. The appellants have already submitted their undertaking that same shall be used only for the purposes permitted under MPD-2021. They are bound down by their undertaking given to the court. In view of the same, let the property be desealed within 2 weeks from today.

…contd.4

All the four appeals stand allowed.

The all other pending applications are 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
21.01.2026

A.No. 410/15, 285/16, 1056/17, 1067/17, 1068/17, 13/18 & 14/18

21.01.2026

Present : Sh. Praveen Pahuja, Ld. counsel for the appellant along with appellant in person in appeal no. 410/15.
Sh. Rishabh Jain, Ld. counsel for the appellant in appeal no. 285/16
Sh. B.S. Tiwari, Ld counsel for the appellant in appeals no. 1056/17, 1067/17, 1068/17, 13/18 & 14/18.
Sh. Dharamvir Gupta, Ld. counsel for the respondents in appeal no. 1056/17.
Sh. Ashutosh Gupta, Ld. counsel for the respondent in appeal no. 410/15.
Sh. Rashmi Srivastava, Ld. counsel for DDA in appeal no. 410/15.
Sh. Jatin Aggarwal, ld. counsel for the DDA in appeal no. 285/16.
Sh. H.R. Aggarwal, Ld. counsel for the respondent/MCD in appeal no. 1067/17 and 285/16.
Sh. K.K. Arora, Ld counsel for the respondent in appeal no. 14/18.
Sh. R.K. Kashyap, Ld. counsel for the respondent in appeal no. 13/18.

Part final arguments heard.

At request put up for further arguments/rebuttal, if any, 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
21.01.2026

A.No. 56/16

21.01.2026

Present : Sh. G.R Verma, Ms. Sonu Lohia and Sh. Harinder Sharma, Ld. counsels for the appellant.

Sh. Ashutosh Gupta, counsel for the respondent.

Part arguments heard.

At request, put up for further arguments on **26.02.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.01.2026

A.No. 818/19

21.01.2026

Present : Sh. Manoj Arora, son of the appellant in person.
Ms. Rajni, Ld. Proxy counsel for Sh. Madan Sagar, counsel for the respondent.

An adjournment is sought on behalf of the appellant on the ground that the appellant could not come to DLSA office for engagement of the legal aid counsel because of her knee surgery and some more time is needed for engagement of DSLA counsel.

The appellant is seeking time in this regard since December 2024. The appellant is given one last and final opportunity to engage a new counsel or to get a DLSA counsel on or before the next date of hearing. It is made clear that no adjournment shall be allowed on this ground on the next date of hearing.

Put up for arguments on **26.05.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.01.2026

A.No. 404/20 & 405/20
Dr. Rajeev Adhana Vs. MCD

21.01.2026

Present : Sh. G.R Verma, Ms. Sonu Lohia and Sh. Harinder Sharma, Ld. counsels for the appellant.
Sh. H.R. Aggarwal, Ld. counsel for the respondent.

Arguments heard on the appeal.

The appellant has challenged the impugned demolition order dated 30.06.2017 and sealing order dated 27.07.2017 passed in respect of his property bearing no. B-9, Ground floor, Nehru Vihar, Main Karawal Nagar Road, New Delhi on several grounds including that none of the show cause notices nor the impugned orders were served upon him.

I have perused the record.

The record of the sealing file (in original) and of the demolition file (in photocopy) does not contain any proof of service of show cause notice and that orders. The principles of natural justice of providing of opportunity of reply and being heard was not granted to the appellant.

In these facts, the impugned orders are set aside with directions to the respondents to pass a speaking order after giving opportunity to the appellant to file reply to show cause notice and after giving personal hearing to

..contd.2

the appellant. Show cause notice stands served through this appeal. The appellant shall appear with reply to the show cause notices before the Quasi Judicial Authority on 04.02.2026 at 2.00 pm and the speaking order be passed within 6 weeks of conclusion of the hearing.

Both the aforesaid appeals are allowed.

The property of the appellant be desealed, but the appellant is directed not to raise any further construction in the property in question.

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
21.01.2026

A.No. 82/21

21.01.2026

Present : Sh. Sahil Gupta, Ld counsel for the appellant through VC.
Sh. Jai Gupta, Ld. proxy counsel for Sh. Ashutosh Gupta, counsel for the respondent/MCD.
Sh. Rajiv Dalal, Ld counsel for the respondent no. 2.

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

The sanction accorded to the respondent no. 2 on 06.11.2019 is challenged in this appeal filed on 01.03.2021. As per the appellant, it came to know about the sanction accorded only on 08.10.2020 when respondent no. 2 filed WS in the CS(OS) before the Hon'ble High Court and further the period between 15.03.2020 to 28.02.2022 is exempted for the purpose of the limitation by the Hon'ble Supreme Court of India.

Ld. counsel for the respondent no. 2 on the other hand argued that as per the list of dates and events filed by the appellant in that civil suit, the respondent no. 2 started raising construction in the property in December 2019 and therefore, had knowledge of sanctioned building plan since then and as such the appeal is barred by limitation, more so when the sanctioned building plan was displayed

….contd.2

outside the property and the appellants who are having office just opposite to the property had knowledge of the sanctioned building plan.

The appellant had time till 06.12.2019 to challenge the sanction dated 06.11.2019. As per the appellant, they had no knowledge of the impugned sanction till 08.10.2020. The knowledge of the sanctioned building plan cannot be inferred only because the respondent no. 2 started raising construction some time in December 2019. Admittedly, the period after 15.03.2020 to 28.02.2022 is to be ignored for the purpose of limitation. The appellant is required to explain the delay only up to 15.03.2020 and as per the appellant, they gained knowledge only on 08.10.2020. There is nothing on record to show that the appellants have knowledge prior to this date about the sanctioned building plan. Infacts, the delay is condoned. The application stands disposed of.

At request, put up for arguments on appeal and payment of cost by respondent no. 2 as per the order dated 13.10.2023, on **08.07.2026**.

…contd.3

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.01.2026

A.No. 205/21 & 259/21

21.01.2026

Present : Ms. Parul Agarwal, Ld counsel for the appellant.
Sh. Mohit Sharma, Ld counsel for the respondent.

Part arguments heard.

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

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.01.2026

A.No. 653/22, 654/22 & 333/23

21.01.2026

Present : Sh. Jaideep Bhattacharya, Ld counsel for the appellant.
Sh. Ashutosh Gupta, counsel for the respondent in appeal no. 333/23
Sh. Syed Adil Hussain, Ld. counsel for the respondent in appeals no. 653/22 & 654/22.

Ld. counsel for the appellant submits that compliance of the order dated 11.07.2025 has to be submitted by the respondent.

I have seen that order. The AE concerned submitted that he will brief the DC concerned and seek instructions in respect of the reopening of the regularization application.

Ld. counsel for the respondents submits that the property cannot be regularized and the submissions made by the AE(B) on that day may be considered as withdrawn.

At request of ld. counsel for the appellant, who is not ready for arguments today, put up for arguments on **09.07.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.01.2026

A.No. 383/23

21.01.2026

Present : Sh. Sahil Gandhi, Ld. Proxy counsel for the appellant through VC.
Sh. Vineesh Tokas, son of the appellant in person.
Sh. Jai Gupta, Ld. Proxy counsel for Sh. Ashutosh Gupta, counsel for the respondent.
Sh. Kushagra Pandit, Ld counsel for the respondent no. 2.

Ld. Proxy counsel for the appellant seeks pass over, which is not possible due to heavy cause list.

Ld. counsel for the respondents also seeks some short accommodation for arguments.

At request, put up for arguments on the application under Order I rule 10 CPC as well as on appeal on **23.07.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.01.2026

A.No. 404/23

21.01.2026

Present : Sh. Gynesh Saini, Ld. Proxy counsel for the appellant.
Sh. Avishek Kumar, Ld counsel for the respondent.

An adjournment is sought on behalf of the appellant as main counsel Sh. R.K. Saini is held up before the Saket District Court.

It is stated for the appellant that an application has been filed on 28.04.2025 seeking original property tax return of the property and respondent should be directed to produce the documents of the property tax.

For the respondent, it is submitted that all the documents were already submitted on 04.09.2024 with the status report.

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

Infacts, put up for arguments on the appeal on **22.07.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.01.2026

A.No. 381/23

21.01.2026

Present : Ms. Prerna Chaturvedi, Ld. 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 is not available today due to some personal difficulty.

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 **15.07.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.01.2026

A.No. 743/23

21.01.2026

Present : Sh. Chirag Sharma, Ld. Proxy counsel for the appellant along with appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

Part arguments heard.

The appellant as well as his elder brother Pawan Mehta are the owners of the property, but this appeal has been preferred by the appellant only. He is directed to file Power of attorney of his brother authorizing him to challenge the demolition order on his behalf as well.

The appellant himself has placed photographs of some property at page no. 44 of the appeal by claiming that this property is not the subject property and is a property opposite to the subject property. He has also filed photographs of his own property at page no. 67 to 70 of his appeal.

A comparison of these photographs does not show that the subject property is different from one placed on page no. 44 of the appeal. The appellant is directed to file fresh photographs which shall reflect his property and the opposite property in the same photographs taken from two sides of the road to ascertain whether the contention raised by the appellant is correct or not.

…contd.2

Put up for further arguments on **10.07.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.01.2026

A.No. 5/24, 6/24, 55/24 & 56/24

21.01.2026

Present : Ms. Namrata Malik, Ld counsel for the appellant through VC.
Sh. Anubhav Gupta, Ld. counsel for the respondent through VC in appeals no. 55/24 and 56/24.
Sh. Sagar Dhama, ld. counsel for the respondent in other two appeals.

At request, put up with the connected appeal bearing no. 729/24 on **03.03.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.01.2026

A.No. 285/24 & 286/24

21.01.2026

Present : Sh. S.K. Sharma, Ld. Proxy counsel for the appellant.
None for the respondent.

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

None has appeared for the respondent since morning despite calls.

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

Put up for arguments on **10.07.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.01.2026

A.No. 729/24

21.01.2026

Present : Ms. Namrata Malik and Sh. Rajeev Sharma, Ld counsels for the appellant no. 3.

Sh. Satish Chandra, Ld. counsel for the appellant no. 1 and 2.

Sh. Ashutosh Gupta, Ld counsel for the respondent.

Further arguments heard on the application of the appellant under Section 151 CPC.

At this stage, ld. counsel for the appellant seeks permission to withdraw this application. Same is dismissed as withdrawn.

At request, put up for arguments on appeal on **03.03.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.01.2026

A.No. 877/24

21.01.2026

Present : Dr. Gaurav Manuja, Ld counsel for the appellant through VC.

Ms. Mahak Arora, Ld counsel for the respondent.

Part arguments heard.

Respondent 2, 3, & 4 are stated to be builders who sold the property to the appellants. They are neither necessary nor proper party to the present appeal. They are deleted from the array of party.

Ld. counsel for appellant seeks time to place on record sanctioned building plan.

At request, put up for further arguments on **22.07.2026.**

Till next date of hearing no coercive action be taken by the respondent in respect of the subject property of the aforesaid appeal.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.01.2026

A.No. 7/25 (M)

21.01.2026

Present : Sh. Mayank Wadhwa, Ld counsel for the appellant joined through VC.

Sh. Ashutosh Gupta , Ld counsel for the respondent.

Arguments heard on the application seeking restoration of appeal which was dismissed on 01.11.2022 for non-prosecution.

The application has been filed on 20.03.2025. The reasons stated therein i.e the ailment of appellant No.1 who is the wife of appellant No.2 and non-cooperation by the counsel.

Without going into the merits of the submission made and with an endeavour to decide the appeal on merits, the application is allowed. The appeal is restored to its original subject to cost of Rs. 5,000/- to be deposited with Registry.

Put up for arguments on appeal on **17.07.2026.**

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.01.2026

A.No. 170/25

21.01.2026

Present : Sh. Anushi Chaterjee, Ld counsel for the appellant
Sh. Aashish Gumber, Ld counsel for the respondent.

At joint request of the parties, matter is adjourned for arguments on **23.07.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.01.2026

A.No. 11/25 (M) in appeal no. 83/21

21.01.2026

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

Ld. counsel for the appellant seeks adjournment as he is suffering from eye infection.

Appeal has already been restored on the last date of hearing.

At request, put up for arguments on **28.07.2026.**

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.01.2026

A.No. 347/25
Amit Saxena v. MCD

21.01.2026

Present : Sh. Ashwani Dwivedi, Ld counsel for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

A copy of settlement deed dated 08.09.2025 filed on record.

Ld. counsel for the appellants submits that he has instructions from the appellant to state that in view of the settlement entered into vide settlement deed dated 08.09.2025, the appellant does not want to pursue this appeal and wants to withdraw the aforesaid appeal and he may be permitted to withdraw the aforesaid appeal.

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

In view of the statement made by the ld. counsel for the appellant, the aforesaid appeal is disposed off as withdrawn.

Appeal file be consigned to record room.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.01.2026

A.No. 362/25

21.01.2026

Present : Sh. C.M. Sharma, Ld counsel for the appellant.
Sh. Ashutosh Gupta, Ld. counsel for the respondent.

Part arguments heard.

At request, put up for further arguments on **27.02.2026**.

Record tagged in appeal No.347/25 be detached and tagged with this appeal No.362/25.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
21.01.2026

A.No. 680/13

21.01.2026

Present : Sh. Ali Mirza, Ld counsel for the appellant through VC.
Sh. V.K. Aggarwal, Ld counsel for the respondent through VC.

Vide separate judgment of even date, the present appeal is 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
21.01.2026