

A.No. 315/26

17.04.2026

Fresh appeal filed. It be checked and registered.

Present : Sh. Ravi Drall, Ld counsel for the appellant.

Submissions heard. File perused.

Issue notice of interim application(s) as well as appeal to the respondent/MCD through concerned Chief Law officer and also to the private respondent(s), if any.

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 **10.06.2026**.

Till next date of hearing, no coercive action be taken against the property of appellant i.e. property bearing no. A-5B/96B, Janak Puri, New Delhi, in pursuance of the demolition order dated 24.07.2025. 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  
17.04.2026

A.No. 316/26 & 317/26

17.04.2026

Fresh appeal filed. It 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/MCD through concerned Chief Law officer and also to the private respondent(s), if any.

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 **06.08.2026**.

Till next date of hearing, no coercive action be taken against the first and second floor of the property of the appellant bearing no. B-1/170, Janak Puri, New Delhi in pursuance of the demolition order dated 24.03.2026. 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  
17.04.2026

A.No. 95/25 & 164/25

17.04.2026

Present : Sh. M.P.S. Kasana and Ms. Nidhi Jindal, Ld counsels for the appellant.  
Sh. Ashutosh Gupta, Ld counsel for the respondent along with Sh. Manoj Kumar, AE(B)  
Intervener in person.

Copy of the application under Order I rule 10 CPC supplied to the ld. counsel for the appellant and MCD.

The applicant has claimed that despite directions of this court dated 26.03.2025, the appellant has carried out further construction in the property. The same is disputed by the appellant.

Let the inspection be carried out on 28.04.2026 at 12.00 noon in the presence of the appellant as well as applicant, who are directed to be present at the time of inspection.

Let status report be filed by the MCD in respect of construction existing in the property as on the date of inspection, on next date of hearing.

Put up for reply, if any and arguments on this application on the date already fixed i.e. **04.06.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 765/25

17.04.2026

Present : Sh. Rudra Pratap, Ld counsel for the appellant through VC along with Sh. Mohit Singh, Advocate in person.  
Sh. V.K. Aggarwal, Ld counsel for the respondent. Fresh Vakalatnama filed, same is taken on record

Reply to the interim application for stay filed on behalf of the respondent/MCD. Copy supplied.

Ld. counsel for the respondent has raised preliminary objection of limitation in filing this appeal. Ld. counsel for the appellant seeks time to file appropriate application seeking condonation of delay.

Let the record of the respondent be also produced on or before the next date of hearing.

At request, put up for arguments on the said purported application for condonation of delay and appeal on **25.08.2026**

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 51/26

17.04.2026

Present : Sh. Narender Kumar and Sh. Sagar, Ld counsels for the appellant along with appellant.  
Sh. Paras Aggarwal , Ld counsel for the respondent along with Sh. Navdeep, JE(B).

Ld. counsel for the respondent seeks some time to file the status report and record.

At request, put up for arguments on **24.08.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 112/26

17.04.2026

Present : Sh. Deepak Gupta, Ld counsel for the appellant.  
Sh. S. Adil Hussain, Ld counsel for the respondent along  
with Sh. Manoj Kumar, AE(B).

Status report is filed by the MCD, copy supplied.

The original record is stated to be lying with Standing  
Counsel of MCD Sh. Tushar Sannu as per the directions  
of Hon'ble High Court vide order dated 04.11.2023  
passed in W.P.(C) no. 14454/2023. In these facts, let  
the copy of the record be produced by the respondent on  
or before the next date of hearing.

Put up for awaiting record and arguments on **05.08.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 134/26

17.04.2026

Present : Sh. Siddharth Vardhman, Ld counsel for the appellant through VC.  
Sh. Pritish Sabharwal, Ld. counsel for respondent through VC along with Sh. Shiv Chopra, Advocate along with Sh. P.K. Jindal, AE(B), CNZ.  
Sh. Manish Shukla, Ld. counsel for the respondent no. 2 and 3.

Status report is filed by the MCD. Let the copy be supplied today itself.

The record has been produced. It be deposited with Registry.

Reply filed by the respondent no. 2 and 3 to this appeal. Copy supplied to the respondent no. 1/MCD. Let the same be also supplied to the appellant .

The appellant has earlier preferred two applications seeking permission to place on record the additional documents and for appointment of the Local Commissioner. Copies of these two applications be also supplied to the respondents through counsels.

Put up for reply and disposal of these applications on **25.05.2026**.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 312/26 & 313/26

17.04.2026

Present : Sh. Manoj Kumar, Ld counsel for the appellant.  
Sh. Ashutosh Gupta, Ld counsel for the respondent along  
with Sh. Sanjeev Kumar, AE(B).

The record has been produced. It be deposited with  
Registry.

Arguments heard on the interim application.

Put up for orders on the said application on **20.04.2026**.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 142/14 & 143/14

17.04.2026

Present : Sh. Rahul Kumar and Sh. Ayush Tiwari, Ld. counsels for the appellant.

Sh. Nilesh Sahani, Ld counsel for the respondent along with Sh. Ashok Kumar, ASO, NDMC.

Part arguments heard.

Some clarifications are required from the respondent in respect of calculation of the misuser charges regarding the covered area on the ground floor and the covered area separately for the first and second floor as well as the notification of the DDA pursuant to which the misuser charges have been calculated for the misuser in property no. 72, Todarmal Road, New Delhi.

Put up for further arguments on **09.06.2026**.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 202/17

17.04.2026

Present : Sh. Kamal Kishore, Ld. Proxy counsel for the appellant.  
Sh. Dharamvir Gupta, Ld counsel for the respondent.

An application under Order XXII rule 3 CPC filed on behalf of the appellant. Copy supplied.

The appellant no. 1 as per this application passed away on 05.02.2026. Subject to filing the copy of death certificate of the appellant no. 1 and filing affidavit regarding the status of wife of the appellant no. 1, the two sons are impleaded as appellants in this case. Proper amended memo of parties be filed.

At request, put up for arguments on **08.06.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 461/17 & 500/17

17.04.2026

Present : Sh. Arjun Anand, Ld counsel for the appellant along with appellant.  
Sh. H.R. Aggarwal, Ld counsel for the respondent.  
Ms. Meenakshi Kalra, Id. counsel for the applicant/  
intervener.

Appellant has filed two applications in between for waiver of cost and for putting the matter for arguments at 2.00 pm.

On request of the appellant, let the matter be taken after lunch.

Ld. counsel for the respondent submits that he is not well and will not be able to wait till post-lunch Sessions.

There are no grounds to waive the cost. Let the same be deposited today itself.

At request, put up for 2.00 am.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

At 3.00 pm

Present : Sh. Arjun Anand, Ld counsel for the appellant along with appellant.  
Ms. Meenakshi Kalra, Id. counsel for the applicant/  
intervener.

Previous cost has been deposited.

Ld. counsel for the respondent is not available.

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Put up for arguments on both the appeals on **04.06.2026**.

File of appeal no. 476/2017 be tagged with these files.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 148/18, 166/18 & 233/18

17.04.2026

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

Ld. proxy counsel for the appellant requests for a pass over, which is not possible due to heavy cause list.

Put up for arguments on **10.06.2026**. Ld. counsel for the appellant is at liberty to file written arguments in the matter at least 3 days prior to the next date of hearing with advance copy to the other side.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 184/18, 185/18 & 186/18

17.04.2026

Present : Sh. Deepak Rikhari, Ld counsel for the appellant 184/18 & 185/18  
Son of the appellant in person in appeal no. 186/18.  
Ms. Priyanka Marwah, Ld. counsel for the respondent in appeal no. 185/18  
Sh. Umang Mittal, Ld counsel for the respondent in appeal no. 184/18 & 186/18

Part arguments heard.

Ld. counsel for the appellant seeks some time to place on record certain documents. Let the advance copy of the said application and documents be supplied to the counsel for the respondent.

Put up for further arguments on **04.08.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 673/18, 674/18 & 794/18

17.04.2026

Present : Sh. Alamgir Khanna, Id. counsel for the appellant in person along with Ms. Vartika Mittal, Ld counsel for the appellant through VC.  
Ms. Sudesh Sharma, Id. counsel for the respondent in appeal no. 794/18.  
Sh. Abhishek Kumar, Ld. proxy counsel for Sh. Umesh Barnwal, counsel for the respondent in other two appeals bearing no. 673/18 and 674/18.  
Sh. Dinesh Dahiya, Ld. counsel for the ASI.

An application u/s 151 CPC to place on record the additional documents along with proposed documents filed on behalf of the appellant. Copy supplied.

Put up for reply and arguments on this application as well as appeal on **12.08.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 224/22  
Sunil Bagai Vs. MCD

17.04.2026

Present : Appellant (who himself is an advocate) in person.  
Sh. Shiv Chopra, proxy counsel for Sh. Pritish Sabharwal  
(who is appearing through VC), Ld. counsel for  
respondent.

Arguments heard at length.

The appellant has challenged the impugned demolition order dated 08.04.2022 on several grounds including that neither his reply dated 07.04.2022 was considered nor the impugned demolition order specifies about the alleged unauthorized construction in the shape of addition /deviations from standard plan of DDA.

Ld. counsel for the respondent has stated that in the reply dated 07.04.2022, the appellant himself admitted that there are unauthorized construction in the property and same may be specified so that remedial measures can be taken.

I have perused the record. A show cause notice dated 25.03.2022 stated to be served on 06.04.2022 was replied by the appellant on 07.04.2022 before passing of the demolition order. The demolition order however records that no reply has been received. Not only that the reply was not considered, no opportunity of personal hearing was given to the appellant nor a speaking order

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specifying the extent of unauthorized construction in the shape of addition/deviations from standard building plan was passed. Admittedly, as on that day even the sanctioned building plan of the subject property flat No.8235, C-8 Vasant Kunj New Delhi, was available with the respondent.

In these facts, the demolition order dated 08.04.2022 is set aside with directions to the respondents to pass a speaking order after considering the reply dated 07.04.2022 submitted by the appellant and after giving personal hearing to the appellant. The appellant shall appear before the Quasi Judicial Authority on 04.05.2026 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  
17.04.2026

A.No. 85/23

17.04.2026

Present : Ms. Sana Ansvari, Ld counsel for the appellant.  
Sh. Pulkit Garg, Ld. proxy counsel for Sh. Ashutosh  
Gupta, counsel the respondent.

An adjournment is sought on behalf of the respondent as  
main counsel Sh. Ashutosh Gupta is held up before  
Hon'ble High Court.

In the interest of justice one more opportunity is granted  
to the respondent to address the arguments in the matter.  
Put up for arguments on **18.08.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 830/23 & 831/23  
Yogesh Aggarwal VS. MCD

17.04.2026

Present : Sh. Gagan Sahni, Ld counsel for the appellant.  
Sh. V.K. Aggarwal, Ld counsel for the respondent in  
appeal no. 830/23 & 831/23.

Arguments heard in the aforesaid appeals.

The appellant has disputed the service of show cause notice dated 19.01.2018 in appeal no. 830/23 and the show cause notice dated 17.07.2017 in appeal no. 831/23.

I have perused the record.

These two show cause notices are reported to be served through pasting at the subject property bearing no. 113/9, Village Kishan Garh, New Delhi. There are no photographs of pasting nor there are any witnesses to the pasting nor the name of the appellant is mentioned in any of the show cause notice. The property is stated to be a big property where there are more than one occupant including the appellant. The onus is on the respondent to show that the show cause notice was duly served. The respondent has violated its own circulars reproduced below, which provides the formalities to be complied while serving the notice through pasting.

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The Commissioner, MCD in its circular itself has given certain directions for service through pasting vide circular dated 15.04.2010 Which is as under :-

*“It is observed that the service of show cause notice upon owner is found unsatisfactory and unreliable and, as such, most of the appeals, filed against the demolition orders, are allowed by the courts for lack of service of show cause notice upon owner. It has, therefore, been decided that pasting of notice should be supported by photographic evidence. The JE concerned will ensure the photographic evidence of pasting of notice and such evidence will form part of U/C and sealing files. EE(B) of respective zone shall ensure the uploading of information regarding unauthorized construction on MCD website soon after the passing of the necessary orders for demolition”.*

Even another circular bearing No.LAW/SOUTHDMC/ 2016/1227 Dt. 06.12.2016 was by the Chief Law Officer, SDMC which is reproduce as below:-

*‘It has been observed that the Executive Engineers of SDMC are passing demolition order/sealing order without verifying the service of show cause notice. The Appellate Tribunal has also observed that this is very careless attitude or some deliberate act to give benefit to the property owner as they knew very well that case will not stand to the scrutiny of the Court on this ground alone. Therefore, the Quasi Judicial Authority should ensure that service has been done properly before passing any order under DMC Act.*

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*Further the service, as far as possible should be done by way of speed post and a copy of internet delivery report with postal receipt should be kept on record and where service is not possible and pasting is to be done, photograph of pasting be taken and signatures of witness be obtained with their name and address.*

*In number of cases, the service of show cause notice of demolition or sealing is done by way of pasting or speed post, but necessary proof with regard to its service by pasting and signatures of two witnesses is not taken by the department. In case of service by speed post, the tracking report showing the service of the same upon the owner/builder is not placed in the u/c file, with the result the stay order are passed and finally appeals are allowed.*

*All concerned are hereby requested to kindly take note of the aforesaid orders and to ensure the compliance of such orders.”*

In these facts, the impugned demolition orders are set aside with directions to the respondents to pass a speaking order after considering the reply and documents to be submitted by the appellant and after giving personal hearing to the appellant.

The appellant shall appear before the Quasi Judicial Authority on 04.05.2026 at 2.00 pm and the speaking order be passed within 6 weeks of conclusion of the hearing.

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The aforesaid appeals are allowed and 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  
17.04.2026

A.No. 18/24

17.04.2026

Present : Sh. Gagan Sahni, Ld counsel for the appellant.  
Sh. S. Adil Hussain, Id. counsel for the respondent.

Part arguments heard.

Record of this particular impugned sealing order dated 31.10.2022 has not been submitted by the respondent and instead of record of some other sealing order dated 27.03.2018 has been filed.

Let the record of sealing order dated 31.10.2022 be filed by the respondent.

Put up for arguments on **21.08.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 175/24

17.04.2026

Present : Sh. Savita Rustogi, Ld counsel for the appellant.  
Sh. Pritish Sabhwar, Ld counsel for the respondent through VC along with Sh. Shiv Chopra, Advocate in person.  
Sh. M.F. Khan and Sh. Jafar Abbass, Id. counsels for the respondents no. 2 and 3.

Arguments heard at length.

Put up for orders 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  
17.04.2026

A.No. 205/24 & 216/24

17.04.2026

Present : Ms. Parul Agarwal, Ld counsel for the appellant along with appellant.  
Sh. Sandeep Kumar, Ld counsel for the respondent through VC.

Arguments heard at length.

Put up for orders 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  
17.04.2026

A.No. 269/24 & 626/24

17.04.2026

Present : Sh. Viksit Singh, Ld. Proxy counsel for the appellant through VC.  
Sh. Deepa Chaudhary, Ld. Proxy counsel for the respondent in appeal no. 626/24 through VC.  
None for the respondent in appeal no. 269/24.

An adjournment is sought on behalf of the appellant as main counsel is having some throat inspection and is unable to argue today.

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 **25.08.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 277/24 & 523/24

17.04.2026

Present : Sh. Amit Sharma, Ld counsel for the appellant.  
Sh. Pulkit Garg, Ld. proxy counsel for Sh. Ashutosh  
Gupta, Ld counsel for the respondent in appeal no.  
277/24.  
None for the respondent in appeal no. 523/24.

Ld. counsel for the appellant seeks some time to file the documents relating to a Writ petition filed against the subject property by one Zareena.

At request, put up for further arguments on **18.08.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 426/24

17.04.2026

Present : Sh. M.F. Khan and Sh. Jafar Abbass, Id. counsels for the appellant.  
None for the respondent/MCD.  
Ms. Savita Rustogi, Ld. counsel for the intervener.

Part arguments heard on the application seeking condonation of delay.

The date of knowledge of the demolition order is in dispute. The appellant is directed to file the copies of all the orders passed in CS no. 43/2020 pending between the appellant and the intervener at Patiala House Court.

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

Fresh notice be issued to the MCD for ensuring the presence of the counsel on the next date of hearing.

Put up for further arguments on **14.08.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 711/24 & 158/25

17.04.2026

Present : Sh. Tanuj Aggarwal, appellant no. 1 in person.  
Sh. Pulkit Garg, Ld. proxy counsel for Sh. Ashutosh Gupta, counsel the respondent.

An adjournment is sought on behalf of the respondent as main counsel Sh. Ashutosh Gupta is held up before Hon'ble High Court.

In the interest of justice one more opportunity is granted to the respondent to address the arguments in the matter.  
Put up for arguments on **19.08.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 712/24  
Varsha Jain vs. MCD

17.04.2026

Present :

Sh. V.K. Mantoo, Ld counsel for the appellant.  
Sh. Atul Tanwar, Ld counsel for the respondent along with  
Sh. Atul Kumar, AE(B), SNZ.  
Sh. R. Luthra, Ld. counsel for the respondent no. 2 through  
VC.

Status report is filed by the respondent. Copy supplied.

As per the status report, the application of the appellant for reconsideration of the regularization/addition/alteration for construction at second and third floor has been accepted by the department and legal opinion has been sought from the Building Department, HQ, MCD and the reply is awaited.

Since, the application for reconsideration of the regularization/addition/alteration for construction at second and third floor rejected vide impugned order dated 08.08.2024 has been reopened and sent to the Building Department for legal opinion, any fresh order will give a fresh cause of action to the appellant and that will be appealable as per the rules.

In view of reconsideration of the aforesaid application, this appeal has become infructuous and is accordingly 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  
17.04.2026

A.No. 37/25

**Shyam Sunder Aggarwal Vs. MCD**

17.04.2026

Present : Sh. Parth Mahajan, Ld. counsel for the appellant through VC.  
Sh. Pritish Sabharwal, Ld. counsel for the respondent through VC along with Sh. Shiv Chopra, Adv. in person.

1. Arguments heard on the application seeking condonation of delay.
2. The appellant has filed this appeal on 17.01.2025 challenging the sealing order dated 04.12.2023 stated to be received on 24.12.2024. As per appellant the order was never served on him despite providing correspondence address in reply to the show cause notice nor it was provided under RTI and as such there is no delay in filing this appeal from 24.12.2024 and the delay should be condoned.
3. Ld. counsel for the respondent has argued that the sealing order was duly served by affixation at the subject property of which photographs are also available in office record and there are no grounds to condone the delay.
4. I have perused the record. The sealing order was duly served by pasting at the subject property. The appellant thereafter filed RTI application on

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17.04.2024 and was informed about the sealing order vide reply dated 22.05.2024 informing that the sealing order dated 04.12.2023 can be obtained after depositing fee of Rs.2/- in favour of Commissioner, MCD. The appellant after 22.05.2024 did not take any step to obtain the copy of the sealing order as per rules. Though it was argued that the appellant visited the office of the respondent several times after 22.05.2024 but there is nothing on record to substantiate this plea. Further the sealing action was taken on 07.12.2023 and the appellant had knowledge of the sealing action since then yet did not make any effort to obtain the copy of the sealing order till an application under RTI Act was filed on 17.04.2024.

5. Though on merits there are no grounds to condone the delay. However, with an endeavour to decide the case on merits the delay is condoned subject to cost of Rs.10,000/- to be deposited with the Registry of the Tribunal.

Put up for arguments on the appeal on **25.08.2025**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 47/25

17.04.2026

Present : Ld. Proxy counsel for the appellant through VC.  
Sh. Atul Tanwar, Ld counsel for the respondent.

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

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 **25.08.2026**.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 105/25

17.04.2026

Present : Sh. Milan Sharma, son of the appellant no. 1 and 2 and brother of appellant no. 3.  
Sh. Pulkit Garg, Ld. proxy counsel for Sh. Ashutosh Gupta, counsel the respondent.

Copy of an order dated 20.03.2026 passed by the Hon'ble High Court in W.P.(C) no. 2/26 placed on record by the appellants. The property has been protected by the Hon'ble High Court till the regularization application of the appellants is considered by the MCD.

In view of the same put up for arguments on **21.08.2026**.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 494/25 & 515/25

17.04.2026

Present : Sh. Deepak, Ld counsel for the appellant through VC  
Sh. Dharamvir Gupta, Ld counsel for the respondent along with Sh. Harjeet Singh, AE(B), SSZ in appeal no. 494/15.

None for the respondent in appeal no. 515/25.

Status report is filed by the MCD in appeal no. 494/25.

Copy placed on record. Let the same be collected.

Ms. Bhavya Chauhan, counsel for the respondent has not been appearing in various matters of the MCD and in the present matter also, she did not appear despite repeated calls since morning.

Fresh notice be issued to the MCD for ensuring the presence of the counsel on the next date of hearing.

It is stated for the appellant that connected matter between the parties are already listed for 05.06.2026.

At request, these appeals be also put up for arguments on **05.06.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 572/25 & 573/25  
Mehtab Hussain and Ors. VS. MCD

17.04.2026

Present : Ms. Parul Agarwal, Ld counsel for the appellant.  
Ms. Priyanka Marwah , Ld counsel for the respondent in  
appeal no. 572/25.  
Sh. Umang Mittal, Ld. counsel for the respondent in  
appeal no. 573/25.

Ld. counsel for the appellant submits that she has instructions from the appellant to withdraw the aforesaid appeals and she 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 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  
17.04.2026

A.No. 703/25

17.04.2026

Present : Sh. Sarthak Ahuja, Ld counsel for the appellant.  
Sh. Sanjay Sethi, Ld counsel for the respondent.

Record not yet submitted by the respondent.

Let the AE(B) be present in person with explanation record on the next date of hearing.

At request, put up for arguments with connected appeals on **11.05.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 312-A/23

17.04.2026

Present : Ms. Ruby, Ld. counsel for the appellant along with  
appellant.  
Sh. Vijay Tyagi, Ld. counsel for the respondent through  
VC.

At request of the Id. counsel for the appellant, put up for  
arguments on **20.08.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
17.04.2026

A.No. 161/24

17.04.2026

Present : Ms. Kanika Chauhan with Mr. M/H. Usmani , Ld  
counsels for the appellant joined through VC.  
Sh. V.K. Aggarwal, Ld counsel for the respondent.

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

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  
17.04.2026

A.No. 644/24

**Neeraj Mathur & Anr. Vs. MCD**

17.04.2026

Present : Sh. Praladh Choudhary, Ld Proxy counsel for the appellant.  
None for the respondent.  
None for the respondent no. 4 to 7.

1. Vide this order I will dispose of an application filed by the appellant under order VI rule 17 CPC seeking amendment in the appeal by raising additional grounds of appeal and amending the prayer clause. As per this application the appellant wants to add certain grounds after ground no. 8 of the original appeal and in the prayer seeks setting aside of two no objection certificates issued by respondent no. 3 who is the Management Committee of Medha Apartments and the NOC dated 26.07.2024 issued by respondents for installation of lift. As per this application these grounds could not be raised at the stage of filing this appeal as sometime was required for collection and appropriation of relevant documents.
2. The application has been opposed by the private respondents on the ground that no valid cause has been mentioned for amendment and further by this amendment a new cause of action has been raised by

Contd...2/-

: 2 :

changing the pleadings by adding 20 additional grounds and therefore the application should be dismissed.

3. The present appeal was filed on 13.08.2024 seeking revocation of sanction for grant of installation of lift of flat no. 113-120 Medha Apartment, Mayur Vihar, Phase-1. The present application was filed on 19.09.2024 almost within a month of the appeal. Notice of this appeal was issued on 16.08.2024 for 20.09.2024 and the application was preferred prior to the next date of hearing. Though ideally all the grounds of appeal should have been incorporated in the original appeal, but considering the fact that the appellant has every right to challenge this sanction on all permissible grounds and that the respondents can be compensated in terms of cost, the application is allowed subject to cost of Rs. 10,000/- half of which should be deposited with the Registry of this Tribunal and half shall go to respondent no. 4 to 7.
4. Let the amended appeal be filed within two weeks with copy to all the respondents who may file reply if desired within 2 weeks thereafter.

Put up for argument on appeal on 14.08.2026

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal,  
MCD/17.04.2026

A.No. 917/24

17.04.2026

Present : None for the appellant.  
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  
17.04.2026