

A.No. 318/26

20.04.2026

Fresh appeal received. It be checked and registered.

Present : Sh. Avinash Nandan Sharma, Ld counsel for the appellant along with 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 **17.08.2026**.

Till next date of hearing, no coercive action be taken against the property of appellant bearing Flat no. B-402, G.F., MIG Flats, Loni Road, Shahdara, Delhi-110093 in pursuance of the demolition order dated 10.03.2026. 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
20.04.2026

A.No. 319/26

20.04.2026

Fresh appeal received. It be checked and registered.

Present : Ms. Sonalika, Ld counsel for the appelliant.

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 along with connected appeal on **25.05.2026**.

Till next date of hearing, no coercive action be taken against the property of appelliant i.e. property no. 85/6, B-2, Out of Khasra no. 440/195, East Moti Bagh, Sarai Rohilla, Delhi-110007 in pursuance of the demolition order dated 03.11.2025. However, it is made clear that no encroachment on the public land is protected. The appelliant is directed not to raise any further construction in the property in question.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
20.04.2026

A.No. 320/26

20.04.2026

Fresh appeal received. It be checked and registered.

Present : Sh. Aditya Shankar, Ld counsel for the appellant along with SPA Holder Sh. Vaibhav Gupta.

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 **24.08.2026**.

Till next date of hearing, no coercive action be taken against the property of appellant i.e. Second floor of the property no. A-2/131 & 132, Sector-16, Rohini, Delhi, in pursuance of the demolition order dated 23.02.2026. 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
20.04.2026

A.No. 159/23 & 188/23

20.04.2026

Present : Sh. Abhinav Tyagi , Ld counsel for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent.
Sh. Abhishek Grover, ld. counsel for the intervener.

This is an application seeking early hearing filed by the appellant. It is stated by the intervener that he has not yet been supplied the copies of the reports/replies filed by the MCD before this Tribunal in these two appeals despite directions contained in the order dated 26.02.2026 of Hon'ble High Court.

Let the intervener obtain all the reports and replies as per rules and the Registry is directed to supply the same within 2 weeks from the date of his application. The intervener shall apply for certified copies latest by 22.04.2026..

Now to come up for arguments on **19.05.2026**, the date already fixed.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
20.04.2026

A.No. 47/26 : M/s Fairlie Services Private Limited Vs. MCD
A.No. 48/26 : M/s Allied Agencies and Anr. vs. MCD
A.No. 107/26 : M/s Trimaster Pvt. Ltd. vs. MCD

20.04.2026

Present : Sh. Ramesh Kumar, Ld counsel for the appellant in appeals no. 47/26 and 48/26.
Sh. Rahul Malhotra, Ld. counsel for the appeal in appeal no. 107/26.
Sh. Ashutosh Gupta, Ld counsel for the respondent along with Sh. Nitin Bharti, AE(B), Central Zone.

Status report is filed by the MCD, copy supplied.

Ld counsel for the respondent submits that these appeals are not maintainable as no order has been passed since till date under the DMC Act, which is appealable before this Tribunal.

Ld counsel for the appellant has drawn my attention to the alleged impugned orders dated 31.12.2025 in appeal no. 47/26 and 48/26 and impugned order dated 27.01.2026 in appeal no. 107/26, which states that the necessary action including sealing of the premises shall be taken without any further notice.

This impugned order seems to be wrongly worded. As per law, a property cannot be sealed without issuing a show cause notice under Section 345-A DMC Act and therefore, the property cannot be sealed in pursuance to the alleged impugned orders.

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These appeals are infructuous and are hereby dismissed. MCD will take coercive action only after following the due process of law.

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
20.04.2026

A.No. 85/26

M/s Oculis Developers Vs. MCD

20.04.2026

Present : Sh. Aman Shokeen, Ld counsel for the appellant through VC.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

1. The record has been produced.
2. Status report is filed by the MCD, copy placed on record.
3. Ld. counsel for the appellant submits that he is ready for arguments.
4. Arguments heard at length.
5. The appellant which is a limited liability partnership has purchased the property through sale deed dated 08.12.2023, which was a plot of land measuring 4 Bigha and 14 Biswa comprised in Khasra No.395/1 (2-10) and 395/2 (2-4) situated in extended abadi Lal Dora of Village Sultan Pur, Tehsil Mehrauli, New Delhi.
6. The property was booked for unauthorized construction in the shape of stilt and raising columns and brick wall at ground floor and further slab-casts at ground floor vide show cause notice dated 19.07.2024 followed by demolition order dated 01.08.2024. Thereafter, the unauthorized construction continued in the property and fresh show cause notice dated

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13.01.2025 was issued in respect of unauthorized construction of first, second and third floor in continuation to previous booking followed by the demolition order dated 03.02.2025. The appellant has not challenged any of the demolition order but has challenged only the show cause notices dated 19.07.2024 and 13.01.2025 as well as the vacation notice dated 21.01.2026.

7. It was argued for the appellant that the correct address of the property was not mentioned in any of the show cause notices and the two demolition orders alleged to be served through pasting and since the address mentioned was not correct, the show cause notices and demolition orders are liable to be set aside. It was argued that no opportunity of being heard was provided and the principles of natural justice were violated.
8. Ld. counsel for MCD on the other hand has argued that the property was booked when the unauthorized construction was going on and none was residing in the property. The show cause notices and the demolition orders were served through pasting and photographs were also taken which is proper service and the appeal is liable to be dismissed. It was also

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argued that this appeal otherwise challenging the show cause notices and the vacation notice is not maintainable.

9. I have perused the record. The appellant admittedly, purchased a plot of land on 31.01.2024 through registered sale deed. It clearly shows that any construction raised thereafter was fresh construction and admittedly without any sanctioned building plan and is unauthorized. The property was booked twice when the construction was only at stilt and ground floor on 19.07.2024. The appellant did not bother to stop the construction and constructed the building till third floor which was later booked on 13.01.2025. The photographs of ongoing unauthorized construction are in the office record. The show cause notices and the demolition orders were served through pasting since none was residing in the property. Pasting is permitted mode of service u/s 444 of DMC act and has been approved by our own Hon'ble High Court in following judgments:

- 1) Paramjeet Kaur V/s. MCD 1994 (56) DLT 720.
- 2) Narender Prasad Dube V/s. Union of India 1999 (81) DLT 378.
- 3) Hari Dutt Vashistha V/s. MCD 1978 (2) ILR (Delhi) 28.
- 4) Usha Devi Sharma V/s. MCD 2020 (271) DLT 76.

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10. Further, the contention of the appellant that the correct address of the property is not mentioned in the show cause notices and the demolition orders is meritless since same were served by pasting at the property itself. The appellant itself has mentioned in para-6 of the appeal that vacation notice dated 21.01.2026 was pasted outside the house of the appellant. This clearly shows that there was no dispute regarding the identity of the property and no prejudice was caused to the appellant if the address of the property in the show cause notices and in the demolition orders was mentioned as adjoining Khasra No.365, Village Sultanpur, New Delhi. The rough sketch on the show cause notices clearly depicts the property of the appellant. If vacation notice served to pasting was duly served and received, there is no reason for non-service of show cause notices and demolition orders.

11. In these facts this appeal which otherwise challenges the show cause notices is not maintainable, has no merit as the appellant not only started raising unauthorized construction without sanctioned building plan but also continued the illegal act despite booking at the initial stage of stilt and ground floor. The appeal is dismissed.

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12. 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
20.04.2026

A.No. 328/14, 145/15 & 802/14

20.04.2026

Present : Sh. Amit Sethi along with Sh. B. Anand, Sh. Neeraj Kargeti and Ms. Anushka Bhatt, Ld counsels for the appellant.

Sh. Sanjay Sharma, Ld counsel for the respondent through VC along with Sh. Dharambir Singh, Consultant, NDMC in person.

Arguments heard at length.

Put up for orders on **19.05.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
20.04.2026

A.No. 425/15 & 198/24

20.04.2026

Present : Sh. Lalit Gupta, Ld counsel for the appellant through VC.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

An adjournment is sought by the Id. counsel for the appellant as he is held up before the Hon'ble High Court. In the interest of justice one more opportunity is granted to the appellant to address the arguments in the matter.

At request, 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
20.04.2026

A.No. 856/17

20.04.2026

Present : Sh. Sanjeev Bahl, Ld counsel for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

Arguments heard at length.

Put up for orders on **20.05.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
20.04.2026

A.No. 366/18

20.04.2026

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

Legal heirs of the appellant no. 1 and 3 have moved two separate applications for their impleadment in the appeal along with applications seeking condonation of delay.

Let the copies of these applications be supplied to the Id. counsel for the respondent/MCD.

Put up for reply, if any and arguments on both the applications on **03.06.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
20.04.2026

A.No. 758/18

20.04.2026

Present : Ms. Anisha Banerji, Ld counsel for the appellatant through VC.

Sh. Sanjay Sharma, Ld counsel for the respondent through VC along with Sh. Dharambir Singh, Consultant, NDMC in person.

An adjournment is sought on behalf of the counsel for the appellatant because of some bereavement in the family.

The appeal pertains to the year 2018. In the interest of justice one more opportunity is granted to the appellatant to address the arguments in the matter.

At request, put up for arguments on **06.07.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
20.04.2026

A.No. 698/19

20.04.2026

Present : None for the parties.

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

No adverse order is being passed today.

Put up for arguments on **27.07.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
20.04.2026

A.No. 115/20

20.04.2026

Present : Sh. Neeraj Kumar Shah, Ld counsel for the appellant
along with appellant.

Sh. H.R. Aggarwal, Ld counsel for the respondent.

Part arguments heard.

Ld. counsel for the appellant seeks some time to file
some documents to show that the construction exists
prior to 01.06.2014.

At request, put up for further arguments on **07.08.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
20.04.2026

A.No. 366/20

20.04.2026

Present : Sh. Vikas Chhabra, Ld counsel for the appellant.
Sh. Ravi Ranjan, Ld counsel for the respondent through
VC.

Arguments heard at length.

Put up for orders on **21.05.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
20.04.2026

A.No. 170/22, 259/22, 372/22 & 378/23

20.04.2026

Present : Sh. Rahul, Ld. Proxy counsel for the appellant along with appellant.
Sh. Ravi Ranjan, Id. counsel for respondent in appeal no. 372/22 through VC.
Sh. Ashutosh Gupta, Ld counsel for the respondent in other appeals.

An adjournment is sought on behalf of the appellant as main counsel Sh. Gaurav Arora has taken his mother-in-law to the hospital and is not available today.

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 **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
20.04.2026

A.No. 736/23

20.04.2026

Present : Sh. Himanshu Wadhwa, Ld. Proxy counsel for the appellant.

Sh. Ashutosh Gupta, Ld counsel for the respondent.

An adjournment is sought on behalf of the appellant as wife of the main counsel is hospitalized.

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 **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
20.04.2026

A.No. 745/23 & 801/23

20.04.2026

Present : Sh. Hardik Aggarwal, Ld counsel for the appellant along with appellant.
Sh. Avishek Kumar, Ld. counsel for the respondent in appeal no. 745/23.
Sh. Ashutosh Gupta, Ld counsel for the respondent in appeal no. 801/23.

Arguments heard at length.

Put up for orders on **22.05.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
20.04.2026

A.No. 685/24

20.04.2026

Present : Appellant in person.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

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

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

Put up for arguments on **17.08.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
20.04.2026

A.No. 724/24, 757/24, 758/24, 759/24, 770/24, 849/24, 901/24, 979/24, 982/24 & 1009/24

20.04.2026

Present : Ms. Anshika Agarwal, Ld. proxy counsel for the appellant in appeal no. 724/24 through VC.
Ms. Parul Agarwal, Ld. counsel for the appellant in other appeals through VC.
Sh. Avishek Kumar, Ld. counsel for the respondent. in appeal no. 894/24 through VC.
Ms. Vasu Singh, Id. counsel for the respondent in appeal no. 770/24 through VC.
Ms. Laiba, Ld. proxy counsel for Sh. Mahender Shukla, counsel for the respondent in appeal no. 757/24, 758/24, 759/24.
Sh. Ashutosh Gupta, Adv, for respondent in appeals no. 724/24, 901/24, 979/24, 982/24 & 1009/24.

An adjournment is sought on behalf of the appellant in appeal no. 724/24 as main counsel Sh. Chirag Jain has gone to the hospital due to some medical urgency.

Adjournment is also sought by Id. counsel for appellant in other appeals due to some personal difficulty.

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

Put up for arguments on **13.08.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
20.04.2026

A.No. 264/25

20.04.2026

Present : Proxy counsel for the appellant.
Ms. Jasleen Kaur, Ld counsel for the respondent through
VC.
Sh. Ashok Kumar, Ld. counsel for the respondent no. 3.

An adjournment is sought on behalf of the appellant as
main counsel is not picking up the phone.

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 **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
20.04.2026

A.No. 496/25
Sayra Bano Vs. MCD

20.04.2026

Present : Sh. Naseem Khan, Ld. counsel for the appellant through
VC.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

Heard. File perused.

The aforesaid appeal is against the vacation notice dated
20.06.2025, which is not appealable before this Tribunal.
The appeal is dismissed with liberty to challenge the
demolition/sealing order as per law.

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
20.04.2026

A.No. 596/25

20.04.2026

Present : Sh. Anand Chandra, Ld. proxy counsel for the appellant.
Sh. Ashutosh Gupta , Ld counsel for the respondent.

An adjournment is sought on behalf of the appellant as main counsel is not available today due to bereavement of her mother-in-law.

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 **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
20.04.2026

A.No. 800/25 & 801/25

20.04.2026

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

Sh. Ashutosh Gupta , Ld counsel for the respondent.

Ld. counsel for the appellant seeks adjournment on the ground that he has been newly engaged and needs time to file vakalatnama as appellant is out of station.

At request, 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
20.04.2026

A.No. 132/26

20.04.2026

Present : Sh. Mohit Kashyap, Ld. Proxy counsel for the appellant.
Sh. Ashutosh Gupta, 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 **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
20.04.2026

A.No. 534/24 & 535/24

20.04.2026

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

Vide separate common judgment of even date, both the appeals 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
20.04.2026

A.No. 312/26 & 313/26
Rama Kansal and Anr. Vs. MCD

20.04.2026

Present : None for the appellants.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

1. Vide this order I will dispose of the interim application(s) filed by the appellants along with appeals seeking temporary de-sealing of the property till final adjudication of these two appeals. The brief facts necessary for disposal of the interim application(s) are that the appellants are the owners of property bearing Farmhouse No. 4, Silver Oak Farm, Anand Gram, Ghitorni, New Delhi. The farmhouse is being used for commercial activities in the name and style of White Oak Restaurant in appeal no. 313/26 and in the name of Wobble World, for entertainment and recreational activities in appeal no. 312/26. The respondent issued show cause notice(s) dated 24.05.2024 under section 345-A of the Delhi Municipal Corporation Act stating that the property is being used for commercial activities in the name of White Oak and Wobble World in violation of permissible/sanctioned use and same amounts to misuse of premises. The show cause notices were duly replied by the appellants and after considering the

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replies and documents and after giving personal hearing to the appellants, the impugned sealing orders were passed.

2. It was argued by Ld. Counsel for the appellants that the respondent did not appreciate that running such activities of restaurant, amusement park, entertainment, recreation etc. is permitted vide circular dated 13.06.2024 of the respondent as well as office order dated 12.09.2022. The respondent did not appreciate that the appellants have valid trade license in force at the time of show cause notices and the impugned sealing orders. The property was sealed without revoking the health trade license. It was argued that this Tribunal has passed restraint orders against the respondent to not to take any coercive action against the subject property vide order dated 28.10.2025, passed in appeals no. 711/25 & 712/25 which are still pending before this Tribunal yet the respondent passed the sealing order and arbitrarily sealed the property of the appellants. It was argued that action of the respondent is discriminatory and selective as several similarly situated properties have not been subjected to the similar coercive action as they are protected under National Capital Territory of Delhi Laws (Special Provision) Second Amendment Act, 2011 as is the

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property of the appellants. It was prayed that the subject property be de-sealed till outcome of these appeals as appellants shall suffer irreparable loss since they have advance bookings of the property.

3. Ld. counsel for the respondent on the other hand argued that there is no document filed by the appellants to show that they are carrying such activities prior to 01.06.2014 and therefore the office order dated 12.09.2022 is not applicable to the subject-property. The appellants are misusing the property by doing commercial activities in residential area. The electricity connection does not confirm any right upon the appellants to carry out commercial activity. The health trade license does not confirm any right to the appellants to misuse the property which otherwise has now expired and therefore the interim application(s) should be dismissed.
4. I have heard the submissions. At the stage of interim application, the appellants are required to show a prima facie case, balance of convenience and irreparable loss and injury. The appellants admittedly had a trade license from Public Health Department of MCD for running eating establishment in the name of White Oak. The MCD itself issued health trade license for running a restaurant from the subject premises. The appellants

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also had another health trade license for running Wobble World for entertainment and recreational activities. This license was also issued by MCD. The second license was valid not only on the date of show cause notice but also when the sealing order dated 18.11.2025 was passed. Further, the office circular dated 13.06.2024 permits amusement activities in permanent and temporary places which shall be regulated under the Health Trade Licensing network and will be a part of other trade activities as notified vide circular no. PA/MHO-1/MCD/22/97 dated 07.07.2022. This shows that there is a prima facie case in favour of the appellants, even if it is presumed at this stage that the office order dated 12.09.2022 is not applicable to the appellants, though same has been disputed by Ld. Counsel for the appellants.

5. Further, it will be relevant to note that similar activities are running from similar situated properties in the locality but no coercive action has been taken against them. The respondent being a Government Authority cannot pick and choose in arbitrary manner. Further, this Court had stayed any coercive action against the property of the appellants in appeal no. 711/25 and 712/25 vide order dated 28.10.2025 which is still continuing, yet the respondent not only passed the sealing order but also sealed the property which certainly is a coercive action.

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Though it was argued for the respondent that the said restraint order dated 28.10.2025 was only in respect of demolition action but I do not find any merit in this argument as this court had directed not to take any coercive action against the property. The balance of convenience therefore lies with the appellants who shall also suffer irreparable loss and injury, if the subject-property is kept sealed till the outcome of these two appeals as they have prior booking for their outlets.

6. In these facts, finding prima facie case in favour of the appellants, the interim application(s) are allowed. Let the property of the appellants i.e. White Oak Restaurant and Wobble World, Farm No. 4, Silver Oak Farm, Anand Gram, Ghitorni, New Delhi be temporarily de-sealed within three days by 23.04.2026, till disposal of these appeals. The respondent is directed to do the same accordingly.
7. Nothing said hereinabove shall tantamount to have any expression on the merits of the appeals.
8. Put up for arguments on these appeals with connected appeals no. 711/25 & 712/25 on **21.07.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
20.04.2026