

A.No. 361/26

04.05.2026

Fresh appeal received. It be checked and registered.

Present : Sh. Mohinder Pal Singh, Ld counsel for the appellant with appellant in person.

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 **08.06.2026**.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
04.05.2026

A.No. 363/26 & 364/26

04.05.2026

Fresh appeal received. It be checked and registered.

Present : Sh. Armaan Monga, 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 **10.06.2026**.

Till next date of hearing, no coercive action be taken against the property of appellant i.e. 7/2, 7/B-1 and 7/3C, Sanjay Nagar, Delhi-110007 in pursuance of the demolition order dated 05.05.2025 and sealing order dated 23.01.2026 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  
04.05.2026

A.No. 365/26

04.05.2026

Fresh appeal received. It be checked and registered.

Present : Ms. Shobhana Tanwar, Ld counsel for the appellant through VC.

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**.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
04.05.2026

A.No. 366/26  
Sarla Devi and Anr. Vs. MCD

04.05.2026

Fresh appeal received. It be checked and registered.

Present : Sh. Arpan Rathore, Ld counsel for the appellant.

Submissions heard. File perused.

The aforesaid appeal is against the show cause notice dated 07.04.2026 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  
04.05.2026

A.No. 667/24  
Nitin Kumar Vs. MCD

04.05.2026

Present :           None for the appellant.  
                          None for the respondent.

File perused.

The aforesaid appeal is against the vacation notice dated 09.07.2024, 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  
04.05.2026

A.No. 669/25

04.05.2026

Present : Sh. Sunil Kumar, appellant no. 2 joined through VC.  
Sh. Ankur Sharma, Ld counsel for the respondent through VC.

Both the parties seeks pass over, which is not possible due to heavy cause list.

At request, 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  
04.05.2026

A.No. 815/25

04.05.2026

Present : Sh. Dalip Rastogi, Ld counsel for the appellant.  
Sh. Kamal Kishore Okharwal, Ld counsel for the respondent. Fresh Vakalatnama filed, same is taken on record  
Sh. Akash Verma, Id. counsel for the intervener along with intervener though VC and Sh. Azhar Ali, advocate in person.

Status report is filed by the MCD, copy supplied.

An application under Order I rule 10 CPC already filed on 09.02.2026 is pending. Copy supplied today to the counsel for the appellant. Copy of this application be also supplied to the counsel for the respondent.

Record has already been submitted.

Ld. counsel for the appellant seeks time to inspect the record and to argue the matter.

Reply, if any to the application under Order 1 rule 10 CPC be filed within 4 weeks with advance copy to the other side.

At request, put up for arguments on the aforesaid application as well as appeal on **08.09.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
04.05.2026

A.No. 831/25

04.05.2026

Present : Sh. Waiz Ishan, Mohd. Ashraf and Sh. Arham Siddiqui,  
Ld counsels for the appellant.  
Sh. Sagar Kumar, Ld counsel for the respondent along  
with Sh. K.K. Varshney, AE(B), Central Zone.

Record has already been submitted.

Ld. counsel for the appellant seeks time to inspect the  
record and to argue the matter.

At request, 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  
04.05.2026

A.No. 52/26

04.05.2026

Present : Sh.Surender Kumar Bhasin and Sh. Sanjay Kumar Ld  
counsel for the appellant.  
Sh. Ashutosh Gupta, Ld counsel for the respondent.

Status report is filed by the MCD, copy supplied.

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

Part arguments heard.

The appellant is directed to satisfy about her locus to file  
this appeal as no documents have been filed to show that  
she is owner/occupier/aggrieved by the impugned order  
except that the same has been issued in her name.

Put up for further arguments on this aspect on  
**08.06.2026.**

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
04.05.2026

A.No. 80/26

04.05.2026

Present : Sh. Rahul Mangla and Ms. Anjali Gautam, Ld counsel for the appellant along with appellant.  
Sh. Ashutosh Gupta, Ld counsel for the respondent.

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

Ld. counsel for the respondent seeks time to file reply to the application seeking condonation of delay. Let the reply be filed within 4 weeks with advance copy to the opposite side.

At request, put up for arguments on the aforesaid application 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  
04.05.2026

A.No. 102/26

04.05.2026

Present : Sh. Sona Ram Gutpa and Sh. Sandeep Jain, Ld counsel  
for the appellant along with appellant.  
None for the respondent.

None has appeared for the respondent despite repeated  
calls since morning. It is already 3.10 pm.

No adverse order is being passed today.

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

Put up for arguments on **02.06.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
04.05.2026

A.No. 163/26

04.05.2026

Present : Sh. Deepak Gupta, Ld counsel for the appellatant through  
VC.

None for the respondent.

None has appeared for the respondent despite service.

No adverse order is being passed today.

Let the record be submitted on or before the next date of  
hearing.

Put up for arguments on **15.09.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
04.05.2026

A.No. 176/26  
Rekha Mehta and Ors. Vs. MCD

04.05.2026

Present : Sh. Nitya Sharma, Ld. counsel for the appellant.

Ld. counsel for the appellants submits that he has instructions from the appellants to withdraw the aforesaid appeal without prejudice to the rights of the appellants and he may be permitted to withdraw the aforesaid appeal.

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 appeal stands 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  
04.05.2026

A.No. 177/26  
Savita Ravi Vs. MCD

04.05.2026

Present : Sh. Nitya Sharma, Ld. counsel for the appellant along with appellant in person.

The appellant submits that she wants to withdraw the aforesaid appeal without prejudice to her rights and she may be permitted to withdraw the aforesaid appeal.

Statement of the appellant herself recorded separately to this effect.

In view of the statement made by the appellant herself, the aforesaid appeal stands 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  
04.05.2026

A.No. 182/26 & 267/26

04.05.2026

Present :

Sh. Hemant Sharma, Ld counsel for the appellant.  
Ms. Jyoti Kumar, Ld. Proxy counsel for Ms. Harita Mehta,  
counsel for the respondent in appeal no. 182/26.  
None for the respondent in appeal no. 267/26.  
Sh. Manish Kumar Pathak, ld. counsel for the intervener  
Sh. Mukesh Kumar.

Status report is filed by the MCD in appeal no. 182/26,  
copy supplied.

The record has been produced in appeal no. 182/26. It  
be deposited with Registry.

Ld. counsel for the intervener has placed on record three  
orders passed by the Hon'ble High Court dated  
28.10.2024 , 11.11.2024 and 18.12.2024 in W.P.(C) no.  
15191/2024 filed by the intervener against the  
unauthorized construction in the subject property.

None has appeared for the respondent despite repeated  
calls since morning in appeal no. 267/26. No adverse  
order is being passed today.

Let the record of the demolition file be also produced on  
the next date of hearing.

At request, put up for arguments on **11.09.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
04.05.2026

A.No. 238/26

04.05.2026

Present : None for the parties.

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

No adverse order is being passed today.

Be awaited for appearance of the parties and the record on **14.09.2026**.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
04.05.2026

A.No. 296/26

04.05.2026

Present : Sh. Gurtejpal Singh, Ld counsel for the appellant.  
Sh. Anupam Sharma, Ld counsel for the respondent  
through VC.

Ld. counsel for the respondent seeks time to file reply to the interim application moved by the appellant. Let the same be filed within a week with advance copy to the other side.

Put up for arguments on this application and on the appeal on the date fixed i.e. **25.05.2025**.

At this stage, Id. counsel for the respondent seeks change of date as he is not available on 25.05.2025. Same is not objected.

At request, put up for arguments on this application and on the appeal on the date fixed i.e. **28.05.2025**.

Date of 25.05.2025 stands canceled.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
04.05.2026

A.No. 338/26

04.05.2026

Present : Sh. Jafar Abbas, 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 13.05.2026. The appeal is of the year 2026. In view of the heavy pendency, no early hearing is possible. The application is dismissed.

Put up on the date fixed i.e. **13.05.2026** for the purpose fixed.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
04.05.2026

A.No. 189/14

04.05.2026

Present : Sh. Yash Aggarwal, Ld counsel for the appellant along with Sh. Ravi Kamal, Partner of the appellant.  
Sh. Nilesh Sahwney, Ld counsel for the respondent along with Sh. Ashok Kumar, ASO, NDMC.

Arguments heard at length.

Put up for orders on **12.06.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
04.05.2026

A.No. 50/18  
Surender Vs. MCD

04.05.2026

Present : Ms. Komal Sharma, Ld counsel for the appellant along with appellant.  
Sh. H.R. Aggarwal, Ld counsel for the respondent.

Arguments heard.

This is an appeal challenging the demolition order dated 10.01.2018 passed in respect of second floor of the house no. B-1, Yadav Park, Rohtak Road, Nangloi, Delhi, which was booked through show cause notice dated 11.12.2017.

The respondent booked this unauthorized construction in the shape of ground, first and second floor of this property on 11.12.2017 and after considering the reply and documents of the appellant, the respondent protected the ground and first floor under National Capital Territory of Delhi Laws (Special Provision) Second Amendment Act, 2011 being existing prior to 01.06.2014 and the demolition order was restricted only to the second floor of the property.

The appellant has placed on record the property tax return deposited on 16.11.2016 for the years 2004-05 to 2015-16 and the PTR shows that ground, first and second floor in the property. Though, it was argued for

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the respondent that the property tax of more than 10 years was deposited in single stroke and should not be considered, but the record shows that the same was deposited on 16.11.2016 i.e. more than a year before the property was booked on 11.12.2017.

This shows that even the second floor was in existence much prior to 01.06.2014 and the property tax was paid for the second floor since the year 2004-05. Though, the property tax return were for more than 10 years, but certainly were prior to the booking and it cannot be believed that the appellant had any intention a year before the booking to create documents. In these facts, even the second floor is protected under National Capital Territory of Delhi Laws (Special Provision) Second Amendment Act, 2011.

In these facts, the demolition order is upheld, but is kept in abeyance in respect of entire property of the appellant consisting ground, first and second floor, till this Act is in force. The respondent is at liberty to take action once the Act ceases to be in force. 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  
04.05.2026

A.No. 249/18

04.05.2026

Present : Ms. Sana Ansari and Sh. I. Ahmad, Ld counsel for the appellant  
Sh. Ashutosh Gupta, Id. proxy counsel for Sh. Sanjay Sharma, Ld counsel for the respondent along with Sh. Ashok Kumar, ASO, NDMC.

An adjournment is sought on behalf of the respondent as main counsel Sh. Sanjay Sharma is not available today due to ill-health.

The appeal pertains to the year 2018. However, in the interest of justice one last and final opportunity is granted to the parties to address the arguments in the matter.

Put up for arguments 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  
04.05.2026

A.No. 585/19

04.05.2026

Present : Sh. Adnan Naqash, Ld counsel for the appellant.  
Sh. Ashutosh Gupta, Id. proxy counsel for Sh. Sanjay Sharma, Ld counsel for the respondent along with Sh. Ashok Kumar, ASO, NDMC.  
Sh. Sushant Bali and Sh. Deepak Kandpal Ld. counsel for the intervener along with intervener.

An adjournment is sought on behalf of the respondent as main counsel Sh. Sanjay Sharma is not available today due to ill-health.

The appeal pertains to the year 2019. However, in the interest of justice one last and final opportunity is granted to the parties to address the arguments in the matter.

Arguments heard on the application of the intervener under Order I rule 10 CPC, whose submissions is to clarify that the action against the subject property is only restricted to the portion measuring 9.41 sq. mtrs., in possession of the appellant of shop no. 77, Khan Market, New Delhi.

It is submitted for the applicant that he is the owner of the remaining portion of the ground floor and first floor yet the breach notice was received for the entire property in the name of erstwhile owner.

Even if it is presumed that all the averments made in the application is correct, then also in this proceeding

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between the appellant and the MCD the applicant has no right to participate and he cannot become a party as there is a clear-cut judgment of Delhi High Court in case ***Hardyal Singh Mehta Vs MCD, AIR 1990 Delhi 170*** in which it is held that in the matter between the appellant and the MCD, no third person can join and become a party to such proceedings and in such proceedings the application under order 1 Rule 10 CPC is not maintainable. Any dispute between the applicant and the appellant has to be dealt with and to be decided by the Civil Court separately. Accordingly, application moved by applicant under order 1 Rule 10 CPC is hereby disposed of. However, the applicant is permitted to file the documents, if any and to orally argue the matter at the final arguments stage.

Put up for arguments on the appeal on **03.07.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
04.05.2026

A.No. 415/20, 416/20 & 417/20

04.05.2026

Present : Sh. Rajan Manchanda, Ld counsel for the appellant through VC along with Sh. Deepanshu Bharti and Sh. Snehal Kumar Singh, advocates in person.  
Sh. H.R. Aggarwal, Ld counsel for the respondent in appeal no. 417/20.  
None for the respondent in the appeals no. 415/20 & 416/20.

Ld. counsel for the appellant has already filed an application under Order VI rule 17 CPC to amend the aforesaid appeals along with proposed amended appeals in all the three matters.

Copy of this application and proposed amended appeals not yet supplied to the respondent. Let the same be supplied today itself.

Put up for reply and arguments on these applications 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  
04.05.2026

A.No. 431/22

04.05.2026

Present : Sh. O.P. Aggarwal, Ld counsel for the appellant.  
None for the respondent.

An adjournment by the ld. counsel for the appellant as he is not well today.

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

None has appeared for the respondent despite repeated calls since morning. No adverse order is being passed today.

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

At request, put up for arguments on **11.09.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
04.05.2026

A.No. 3/23  
M/s Gopi Nath Pvt. Ltd. Vs. MCD

04.05.2026

Present : Sh. Vimal Dhingra and Sh. Gourav Kumar, Ld counsel for the appellant.  
Sh. V.K. Aggarwal, Ld counsel for the respondent.  
Sh. Piyush Pahuja, Id. counsel for the intervener Mahesh Gupta.

The demolition order dated 20.12.2022 passed in respect of the Tin-shed at ground floor of the property no. 19/92, West Moti Nagar, Sarai Rohilla, Old Rohtak Road, Delhi-110035 is the subject matter of this appeal.

As per the status report dated 06.11.2023, the appellant of its own has demolished the booked Tin-shed and has restored it to the original position as was existing prior to this booking which was approximately 3 feet to 10 feet at different portions at the ground floor.

Since, the unauthorized construction booked has already been demolished and the property was brought to the pre-existing structure, the impugned demolition order stands satisfied.

In view of the same, the 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  
04.05.2026

A.No. 379/23

04.05.2026

Present : None for the parties.

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

No adverse order is being passed today.

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

Put up for arguments on **17.09.2026**.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
04.05.2026

A.No. 407/23 & 179/24

04.05.2026

Present : Sh. Utkarsh Jaiswal, Ld. proxy counsel for the appellant.  
Sh. Sandeep Kumar, Ld counsel for the respondent in appeal no. 407/23.  
Sh. Ashutosh Gupta, Id counsel for the respondent in appeal no. 179/24.

An adjournment is sought on behalf of the appellant as counsel Sh. Kshitiz Goyal, who was looking after this matter, has left the office.

In the interest of justice, one more opportunity is granted to the appellant to address the arguments in the matter on the next date of hearing.

Put up for arguments on **15.09.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
04.05.2026

A.No. 698/24

04.05.2026

Present : Sh. Archit Mittal and Ms. Harshita Prakash, Ld counsel for the appellant.  
Sh. Dharamvir Gupta, Ld counsel for the respondent.

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

The appellant has challenged the demolition order dated 08.06.2018 and this appeal has been filed on 30.08.2024. As per appellant he replied the show cause notice dated 15.05.2018 on 08.06.2018 and the demolition order dated 08.06.2018 on 18.06.2018 and thereafter lodged a complaint before CVC of the respondent on 06.07.2018 and was informed after inspection on 17.07.2018 that no action is to be taken against the property of the appellant and as such he did not file any appeal. Recently while applying for a loan against this property, he found the property in the list of booked properties on the website of the respondent and this appeal was filed and therefore the delay should be condoned.

On behalf of the respondent it was argued that demolition order was duly replied by the appellant and therefore the appellant had knowledge of the demolition order since 08.06.2018 and did not file any appeal and therefore there are no grounds to condone the delay.

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I have perused the record. Admittedly the demolition order was in the knowledge of the appellant since 18.06.2018 when it was replied by the appellant and therefore the delay is to be calculated from 18.06.2018. The arguments of the appellant that after his complaint to CVC, the property was inspected and he was informed that no action shall be taken appears to be factually incorrect as the concerned AE(B) after inspection stated that no cognizance of work stop notice dated 31.05.2018 may be taken. That has nothing to do with demolition order which was to be challenged.

However for the reason that the appellant misconstrued the work stop notice withdrawal as a withdrawal of demolition order and for the reason that appellant shall not get any benefit by delaying the matter and with endeavour to decide the appeal on merits, the delay is condoned subject to cost of Rs. 10,000/- to be deposited with Registry of this Tribunal.

The application stands disposed of.

Put up for arguments on appeal 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  
04.05.2026

A.No. 1059/24

04.05.2026

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

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

No adverse order is being passed today.

One last and final opportunity is granted to the appellant to address arguments in the matter on the next date of hearing.

Put up for arguments on **17.09.2026**.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
04.05.2026

A.No. 15/25

04.05.2026

Present : Ms. Honey Uppal, Ld counsel for the appellant.  
Ms. Praveen Sharma, Ld counsel for the respondent through VC.

Previous cost has already been deposited today.

Part arguments heard.

The impugned order is in respect of unauthorized construction on the ground, first and second floor or property in khasra no. 628, Deoli Village, Delhi, whereas the third floor of the property has been sealed, on which as per the respondent, there was ongoing construction when the action was taken.

Let the record of demolition proceedings be also submitted by the respondent on or before the next date of hearing.

Put up for further arguments on **02.07.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
04.05.2026

A.No. 282/25

04.05.2026

Present : Sh. Saurabh Panwar, Ld. Proxy counsel for the appellant.  
Sh. Ashutosh Gupta, Ld counsel for the respondent.  
Sh. Ankit Gupta, Ld. counsel for the intervener through VC.

Reply to the application under Order I rule 10 CPC filed by the appellant. Copy for the intervener placed on record. Let the same be collected.

An adjournment is sought on behalf of the appellant as main counsel Sh. Yogesh Pandey is held up in some other courts.

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 the application under Order I rule 10 CPC and appeal on **14.09.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
04.05.2026

A.No. 466/25

04.05.2026

Present : Ms. Aarushi Jain, Ld. Proxy counsel for the appellant.  
Sh. Ashutosh Gupta, Ld counsel for the respondent.

Record has already been submitted and the appellant is at liberty to inspect the same.

An adjournment is sought on behalf of the appellant as main counsel Sh. S.C. Garg is in 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 **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  
04.05.2026

A.No. 642/25

04.05.2026

Present : Sh. Vimal Dhingra and Sh. Gaurav , Ld counsel for the appellant.

Sh. R.K. Singh, Ld counsel for the respondent.

It is stated for the appellant that regularization has been applied afresh through the Promoter and the Builder on 27.04.2026.

Let the status report be filed in respect of this fresh regularization application.

Put up for awaiting the status report and 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  
04.05.2026

A.No. 686/25  
Vinoj Singh Vs. MCD

04.05.2026

Present : Sh. Nirmal Gaur, Ld counsel for the appellant.  
Sh. Ashutosh Gupta , Ld counsel for the respondent.

Ld. counsel for the appellant has moved an application seeking withdrawal of the aforesaid appeal and submits that he has instructions from the appellants to withdraw the aforesaid appeal as the appellant intends to file the regularization application before the Quasi Judicial Authority 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 appeal stands disposed off as withdrawn.

Application seeking withdrawal also 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  
04.05.2026

A.No. 772/25  
Vikas Goel vs. MCD

04.05.2026

Present : Sh. Jatin Rana, Ld counsel for the appellants.  
Sh. Ashutosh Gupta, Ld counsel for the respondent.

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

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

In view of the statement made by the Id. counsel for the appellants, 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  
04.05.2026

A.No. 866/25

04.05.2026

Present : Sh. Abhishek Wadhwa, Ld counsel for the appellant through VC and Ms. Somyaa Gurung, Adv. in person.  
Ms. Vasu Singh, Ld. counsel for the respondent joined through VC.  
Sh. Jatin Rana, Ld. counsel for the intervener and Ms. Aarushi Bansal, Advocate joined through VC.

Arguments heard on the application seeking condonation of delay. The impugned demolition order is dated 30.12.2024 and this appeal was filed on 19.12.2025. As per the appellant, he never received the demolition order. There is nothing in the office record to show that the demolition order was sent and served on the appellant. In these facts, the delay is condoned.

The applications stand disposed of.

At request, put up for arguments on appeal on **03.07.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
04.05.2026

A.No. 145/26 & 146/26

04.05.2026

Present : Sh. Dalip Rastogi, Ld counsel for the appellant.  
Sh. Sagar Kumar, Ld counsel for the respondent.  
Sh. Vikas Tomar along with Sh. Uzair Elahi, Ld. counsels  
for the intervener Gautam Gupta.

Arguments heard at length.

Put up for orders on **11.06.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
04.05.2026

A.No. 219/26

04.05.2026

Present : Sh. Sanjay Sharma along with Sh. Anshul Sharma, Ld  
counsel for the appellant.  
Sh. Paras Aggarwal, Ld counsel for the respondent.  
Fresh Vakalatnama filed, same is taken on record

Status report is filed by the MCD, copy supplied.

The record has already been produced.

Ld. counsel for the appellant seeks time to inspect the  
record and to argue the matter.

At request, put up for arguments on **07.09.2026**.

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

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
04.05.2026

A.No. 290/26

04.05.2026

Present : Sh. Vikas Khatri, Ld counsel for the appellant.  
Sh. Varun Sharma, Ld counsel for the respondent/MCD.  
Vakalatnama filed on behalf of the respondent.  
Sh. Shreshth Jain, Ld. counsel for the respondent no. 3, 4  
and 6 along with respondents no. 3 and 4.  
Sh. Satender Kumar, Ld. counsel for the respondent no.  
5.

Status report is filed by the MCD, copy supplied.

Reply to the application seeking condonation of delay  
filed by MCD. Copy supplied.

Reply to the appeal also filed by respondent no. 5. Copy  
supplied.

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

As per the appellant, he received the copy of the  
impugned NOC/sanction dated 17.12.2025 only on  
06.04.2026 in a civil suit filed by the appellant and this  
appeal was filed immediately on 08.04.2026 and there is  
no delay in filing this appeal.

Ld. counsels for the respondent on the other hand have  
argued that even as per the appellant, a police call was  
made by them on 14.01.2026 and when the police  
officials reached the spot and the NOC dated 17.12.2025  
was shown and the appellant therefore, had knowledge

...contd.2

: 2 :

about this NOC since 14.01.2026. It is further stated that even as per the record of the Civil suit, the NOC was not supplied to the appellant on 06.04.2026 as alleged and therefore, the delay should not be condoned.

I have perused the record.

The order of the Civil Court dated 06.04.2026 does not record that the copy of the NOC was supplied to the appellant or their counsel on that day. Further, the pleadings of the appeal itself records that the appellant made a PCR call on 14.01.2026 and thereafter, the NOC was shown to the police by the private respondents. The appellant however, dispute that the NOC shown to the police was the impugned NOC and it is submitted that the NOC shown to the police was the one granted by the Managing Society and not the NOC of the MCD.

Once the appellant came to know on 14.01.2026 that the respondent are constructing lift in pursuance to some NOC, whether it was given by Managing Committee as claimed or by the MCD, the appellants were required to immediately take action against the said NOC which they never did. Even in the civil suit, MCD was not made a party despite alleging that unauthorized construction is being raised in the form of lift.

....contd.3

: 3 :

Infacts, only with an endeavour to decide the appeal, the delay of about 80 days is condoned subject to cost of Rs. 5,000/- to be deposited with Registry of this Tribunal.

Arguments heard on the appeal.

Put up for orders subject to deposit of cost on **15.05.2026**.

Ld. counsel for the appellant seeks liberty to file the written arguments/submissions. Let the same be filed within 3 days with copy to the other side.

(AMIT KUMAR)  
Addl. District & Sessions Judge  
P.O.: Appellate Tribunal, MCD  
04.05.2026

A.No. 1014/24

04.05.2026

Present : Sh. Rahul Kumar Sharma, Ld counsel for the appellant  
along with appellant.  
None for the respondent.  
None for the intervener.

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  
04.05.2026