

A.No. 426/26

25.05.2026

Fresh appeal received. It be checked and registered.

Present : Sh. Ajay Chaudhary, 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 **18.08.2026**.

Till next date of hearing, no coercive action be taken against the property of appellant in pursuance of the impugned show cause notice dated 04.02.2026. 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
25.05.2026

A.No. 427/26

25.05.2026

Fresh appeal received. It be checked and registered.

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

Submissions heard. File perused.

The appellant has impleaded two private respondents other than MCD. This is an appeal against the demolition order and the private respondents are neither necessary nor proper party to this appeal. They are deleted from the array of parties. Let the amended memo of parties be filed.

Issue notice of interim application(s) as well as appeal to the respondent/MCD through concerned Chief Law officer for next date of hearing.

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 **23.09.2026**.

Till next date of hearing, no coercive action be taken against the property of appellant i.e. house no. 483 (Part), Nai Basti, Kishan Ganj, Delhi-110007 in pursuance of the demolition order dated 04.05.2026. However, it is made

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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
25.05.2026

A.No. 430/26

25.05.2026

Fresh appeal received. It be checked and registered.

Present : Sh. Priyam 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 **13.07.2026**.

Till next date of hearing, no coercive action be taken against the property of appellant in pursuance of the demolition order dated 18.05.2026 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
25.05.2026

A.No. 13/15 : Anil Goyal Vs. MCD
A.No. 14/15 : Anil Goyal Vs. MCD
A.No.232/25: Ritu Gupta Vs. MCD

25.05.2026

Present : Sh. Dalip Rastogi, Ld counsel for the appellant.
Sh. Dharamvir Gupta, Ld counsel for the respondent in
13/15 & 14/15.
Sh. Ashutosh Gupta, Id. counsel for the respondent in
appeal no. 232/25.

A copy of the letter dated 22.05.2026 has been placed on
record by the MCD. Copy supplied.

As per the aforesaid letter, the second and third floor of
the property bearing no. 303, Rajdhani Enclave, Pitam
Pura, Delhi has been regularized under Floor-wise
Regularization Policy subject to deposit of Rs. 5,57,500/-.
It is stated for the appellant that the said amount shall be
deposited within a week from today.

Since, the appellants are ready to deposit this amount,
these three appeals challenging the rejection of the
regularization application, demolition order and sealing
order in respect of second and third floor of the property
bearing no. 303, Rajdhani Enclave, Pitam Pura, Delhi
have become infructuous. Let the property be desealed
within 3 working days after deposit of regularization
amount.

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Regularization plan be released and the booking of the property from the website of the MCD be removed.

The appeals 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
25.05.2026

A.No. 592/25

25.05.2026

Present : Sh. Ayush, Ld counsel for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent along
with Sh. Nitin Bharti, AE(B).

Status report is filed by the MCD, copy supplied.

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

Ld. counsel for the appellant seeks time to go through the
status report and to inspect the record and to argue the
matter.

At request, put up for arguments on **09.10.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 694/25

25.05.2026

Present : Sh. Ankit Gupta, Ld counsel for the appellant along with appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent/MCD.
Sh. Dalip Rastogi, Id. counsel for the respondent no. 6 to 11. Memo of appearance filed.
None for the respondent no. 13 and 14 despite service.

Notices issued to R-2 received back unserved with the report 'premises found locked' and of R-12 with the report 'not sitting in this chamber'. Let R-12 be served by way of affixation for next date of hearing.

Notice issued to R-3, 4 and 5 not received back.

The appellant is directed to file fresh addresses of the R-2, 3, 4 and 5 and to take steps for their service through speed post and is directed to file the original postal receipts with track consignment report on the next date of hearing.

Ld. counsel for the respondent/MCD submits that show cause notice under Section 338 DMC Act has already been issued and the record or copy thereof shall be produced on the next date of hearing.

Put up for appearance of the remaining respondents and awaiting record on **29.09.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 819/25

25.05.2026

Present : Sh. Nilesh Sawhney, Ms. Ria Jain and Sh. Chandan Mishra, Ld counsels for the appellant.
Sh. Sagar Kumar, Ld counsel for the respondent.

Record has already been deposited.

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

The appellant has not filed the site map/plan with measurements as well as affidavit of existing structure of the ground floor of the property. Let the same be filed on or before the next date of hearing with copy to the ld. counsel for the respondent.

At request, put up for arguments on **22.09.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 852/25

25.05.2026

Present : Ms. Parul Agarwal, Ld counsel for the appellant.
Sh. Avishek Kumar, Ld counsel for the respondent. Fresh
Vakalatnama filed, same is taken on record.

Status report is filed by the MCD, copy supplied.

Record has already been deposited.

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

At request, put up for arguments on **09.10.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 72/26

25.05.2026

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

Status report is filed by the MCD, copy supplied.

Record has already been submitted.

From the photographs placed on record by the appellant, it is visible that there are projections on the municipal land even at the second and third floor of subject property, whereas the respondent has taken action only in respect of the protection at the first floor. Apart from it, similar projections are there in the entire locality in almost every building, but there is no action against those projections.

The action of the MCD seems to be vindictive only against the first floor of the appellant.

Let explanation in this regard be filed by the Dy. Commissioner concerned with directions to the Executive Engineer to remain present in person along with explanation on the next date of hearing.

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
25.05.2026

A.No. 269/26

25.05.2026

Present : Sh. Arun Vohra, Ld counsel for the appellant along with
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.

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

At request, put up for arguments on **18.09.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 319/26 & 8/26

25.05.2026

Present : Ms. Sonalika, Ld counsel for the appellants.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

Status report is filed by the MCD in appeal no. 319/26,
copy supplied.

Record has already been submitted in appeal no. 8/26.

At request made by the Ld. counsel for the appellant, one
last opportunity is granted to the appellant to address
arguments on the next date of hearing.

Put up for arguments on **05.10.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 422/26
Nikhat Usmani Vs. DDA

25.05.2026

Present : Sh. Satish Tamta, Senior counsel along with Ms. Nisha Narayanan, Sh. Rajesh Kumar and Sh. Pradhumn, Ld counsels for the appellants.
Sh. Anupam Sharma, Ld counsel for the respondent joined through VC along with Sh. R.K. Singh, Advocate and Sh. Sanjay Kumar, Nodal Officer in person.

Status report is filed by the DDA, copy supplied.

It is stated by the Id. counsel for the respondent/DDA that no order under Section 30 and 31 of the DDA Act has been passed in respect of the subject property and therefore, this Tribunal does not have jurisdiction to entertain this appeal and the remedy lies with the Civil Court.

I have perused the record.

The show cause notice and the order against the property is for repossession because of unauthorized occupation and it is not a case where an Order under Section 30 or 31 of the DDA Act has been passed.

In view of the above, the aforesaid appeal is not maintainable before this Tribunal and is hereby dismissed.

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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
25.05.2026

A.No. 265/18

25.05.2026

Present : Appellant no. 5 in person.
Sh. Naresh Sharma and Ms. Deepa Choudhary, Ld
counsels for the respondent/DDA.

Part arguments heard.

At request, put up for further arguments on **21.07.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 395/19

25.05.2026

Present : Mohd. Amir son of the appellant in person.
Sh. Avishek Kumar, Ld counsel for the respondent.

Previous cost has been deposited.

Ld counsel for the appellant as usual is not available even today and stated to be busy before Hon'ble High Court.

Another last and final opportunity is given to the ld counsel for the appellant to address the argument on the next date of hearing.

Put up for arguments on **06.08.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 114/20

25.05.2026

Present : Appellant no. 1 Shakeel Ahmad in person.
Sh. Subham Sharma, Ld. Proxy counsel for Sh. V.K.
Aggarwal, Ld counsel for the respondent.

The appellant was directed to deposit of misuser charges of Rs. 1,20,000/- on the last date of hearing. He has approached MCD in this regard only on 12.05.2026. It is stated that the appellant was arranging money.

Let the said amount be deposited on or before the next date of hearing.

At request, put up for further proceedings on **06.07.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No.382/21

25.05.2026

Present : Appellant in person.
Ms. Hetu, Id. proxy counsel for the respondent/MCD.

An adjournment is sought on behalf of the appellant as main counsel is not available today because of Barsi of his mother.

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 **10.08.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 209/22 & 210/22

25.05.2026

Present : Sh. Vinay Chaurasia, Ld counsel for the appellant along with appellant.
Sh. Parmesh Bali, Ld counsel for the respondent.

An adjournment is sought by the Id. counsel for the appellant as he has received the certified copy a day before only and needs some time to go through the same and to prepare for arguments.

Same is opposed.

However, 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 **31.08.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 457/22

25.05.2026

Present : Ms. Reema, Ld. proxy counsel for the appellant.
Sh. Shubham Sharma, Ld. Proxy counsel for Sh. V.K.
Aggarwal, Ld counsel for the respondent.

An adjournment is sought on behalf of the appellant as main counsel is not available today due to death of his paternal uncle.

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 **17.09.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 216/23

25.05.2026

Present : Sh. J.K. Jain, Ld counsel for the appellant along with appellant.
None for the respondent.

None has appeared for the respondent today as well as on the previous date of hearing.

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 **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
25.05.2026

A.No. 476/23 & 513/23
Sunil Vs. MCD

25.05.2026

Present :

Sh. Vikram Aggarwal, counsel for the appellant.
Sh. Dharambir Gupta, Ld counsel for the respondent in appeal no. 476/23 joined through VC.
Sh. Chetan Hasija, Ld. counsel for the respondent in appeal no. 513/23.

Arguments heard in both the appeals.

1. These are two appeals challenging the demolition order dated 13.06.2023 in appeal No.476/23 and sealing action dated 07.06.2023 in appeal No.513/23 in respect of property No.20-D, Aggarwal Colony, Indira Market, Najafgarh New Delhi.
2. As far as the sealing action is concerned, the property was sealed in pursuance to a request letter received from Asstt. Commissioner of Police, ANTF, Crime Branch, Delhi wherein the wife of the appellant was involved in a drug trafficking case in FIR No.119/23, PS: Baba Haridas Nagar, Dwarka, Delhi. The appellant has placed on record copy of the judgment dated 28.04.2025 passed by the Special Judge NDPS, Dwarka Courts, New Delhi wherein the wife of the appellant has been acquitted since the substance recovered did not fall within the definition of drug. In view of this judgment the sealing action of the respondent MCD is liable to be set aside.

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3. In these facts the sealing appeal is allowed and the sealing action dated 07.06.2023 is set aside. Let the property be desealed within a week.
4. Coming to the other appeal challenging the demolition order. The demolition show cause notice records that the construction is old and occupied as the ground floor and half constructed first floor. This booking was also done on complaint of ACP, ANTF, Crime Branch Delhi. There is no material in the office file to show that the construction was under process when the show cause notice was issued. Further, there is a dispute in respect of property Number. The property booked is 20-D whereas as per status report dated 20.08.2024 the electricity meter installed at the property is at plot No.259, Indira Market, Najafgarh. In the absence of any material showing when the unauthorized construction was raised and because of ambiguity in the property number the demolition order dated 13.06.2023 is also set aside.
5. The respondent shall be at liberty to book the property after identifying the correct property number and issuing fresh show cause notice to the appellant.
6. Both the appeals are allowed.

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7. Record of the respondent, if any, be returned along with copy of this order and appeal file be consigned to record room.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 258/24
Satpal Sharma Vs. MCD

25.05.2026

Present : Sh. Someshwar Nath Tiwari, Ld counsel for the appellant
joined through VC along with appellant in person.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

Arguments heard at length.

1. The appellant has challenged the sealing order dated 31.10.2023 in respect of unauthorized construction of a room and kitchen at second floor of property No. B-243, Jaitpur Extension-I, New Delhi.
2. The appellant has challenged this order on the ground that the show cause notice dated 08.02.2023 was not served upon him. Vide status report dated 16.05.2024 filed by the respondent it was stated that the show cause notice was sent through speed post and the copy of dispatch register was filed. There is neither original postal receipt nor any track consignment report to verify if the show cause notice was served upon the appellant or not.
3. In these facts the opportunity of being heard was not provided to the appellant and the principles of natural justice were violated.
4. In these facts, the sealing order dated 31.10.2023 is set aside with directions to the respondents to pass a

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speaking order after considering the reply and document to be submitted by the appellant and after giving personal hearing to the appellant. The appellant shall appear before the Quasi Judicial Authority on 15.06.2026 at 2.00 pm and the speaking order be passed within 6 weeks of conclusion of the hearing. Respondent is directed to desal the property within two weeks from today.

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
25.05.2026

A.No. 458/24 & 459/24

25.05.2026

Present : Sh. Gaurav Kalra, Ld. Proxy counsel for the appellant.
Sh. Ashutosh Gupta and Sh. Nishant Rohilla, Ld counsel
for the respondent in appeal no. 458/24.
Sh. Abhinav Jain, Ld. Proxy counsel for Ms. Mehak
Arora, counsel for the respondent in appeal no. 459/24
through VC.

An adjournment is sought on behalf of the appellant as
main counsel Sh. S.S. Wani is not available today due to
bereavement of mother-in-law of his brother.

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 **06.10.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 631/24

25.05.2026

Present : Sh. D.B. Yadav, Ld counsel for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

It is stated that appellant no. 1. Satpal Singh has passed away and ld. counsel seeks some time to take the steps to implead his legal heirs.

At request, put up for further proceedings 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
25.05.2026

A.No. 696/24

25.05.2026

Present : Sh. Thakur Sumit, Ld counsel for the appellant joined through VC along with appellant in person.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

Part arguments heard.

Appellant is concerned only about the fourth floor of the property no. 18/2, Old Rajinder Nagar, New Delhi and has relied upon an assessment order dated 08.12.2003 passed in respect of this property, but has not filed any proof of payment of tax pursuant to this Assessment Order.

Respondent is directed to produce the entire property tax record of fourth floor of aforesaid property bearing no. 18/2, Old Rajinder Nagar, New Delhi on next date of hearing.

Put up for further arguments on **28.09.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 830/24

25.05.2026

Present : Sh. Rohit Khurana, Ld counsel for the appellant through VC along with Sh. Kumar Harsh, Adv. Fresh Vakalatnama filed, same is taken on record
Sh. Akash Tanwar and Sh. Vaibhav Sanwal, Ld Proxy counsels for Sh. Atul Tanwar, counsel for the respondent.

Ld. counsel for the appellant seeks some short accommodation on the ground that he has recently been engaged and needs some time to go through the record and to advance arguments.

At request, put up for arguments on **12.10.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 956/24

25.05.2026

Present : Ms. Nathsha Rani, 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 Sh. Raj Kumar Chandiwai is not well today. In the interest of justice, one last and final opportunity is granted to the appellant to address the arguments in the matter.

At request, put up for arguments on **12.10.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 1019/24

25.05.2026

Present : Sh. Anuj Baawra, Ld. proxy counsel for the appellant joined through VC.
Sh. Ritik, Ld. Proxy counsel for Sh. Ajit Kumar, Ld. counsel for both the appellants.
Sh. Avishek Kumar, Ld counsel for the respondent.

Fresh Vakalatnama filed on behalf of the appellant no. 2 only, which is on record and it is stated by the newly engaged counsel for the appellant that the vakalatnama on behalf of the appellant no. 1 shall be filed on the next date of hearing and time sought to inspect the record and to advance arguments in the matter.

At request made by the counsel for the appellant, put up for arguments on **09.10.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 108/25

25.05.2026

Present : None for the appellant.
Sh. Akash Tanwar and Sh. Vaibhav Sanwal, Ld. Proxy
counsels for Sh. Atul Tanwar, counsel for the respondent.

It is stated for the respondent that the record of this appeal has already been submitted either in appeal no. 339/23 or in appeal no. 194/2025. Let the respondent confirm about the appeal number in which the record has been submitted.

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

No adverse order is being passed today.

Put up for arguments on **12.10.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 174/25

25.05.2026

Present : Sh. Rajiv Kumar Sharma, Sh. Rakesh Kumar, Ms. Smita Sharma and Sh. Sandeep Koli, Ld counsels for the appellant along with appellant.
None for the respondent.

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

Previous counsel Sh. Ajay Gaur has left the panel of the respondent.

Fresh notice be issued to the MCD to appoint a new counsel in the matter and for ensuring the presence of the counsel on the next date of hearing.

Put up for arguments on **03.08.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 630/25

25.05.2026

Present : Sh. Satish Tyagi, Ld counsel for the appellant.
Sh. V.K. Aggarwal, Ld counsel for the respondent along
with Sh. Hemant Singh Negi, AE(B), Civil Lines Zone.
Fresh Vakalatnama filed, same is taken on record.
Sh. Hemant Kakkar, Ld. counsel for the intervener.

Status report is filed by the MCD, copy supplied.

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

One last opportunity is granted to Ld. counsel for the
intervener to supply the copy of the application under
Order I and Rule 10 CPC to the other counsels.

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

At request, put up for arguments on **21.09.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 725/25

25.05.2026

Present : Sh. Manish Batra, Ld counsel for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent/MCD.
Sh. Mohit Diwan, Id. counsel for the respondent no. 3.
Fresh Vakalatnama filed, same is taken on record
Sh. Kirish Gandhi and Ms. Anju Gupta, Id. counsels for
the respondent no. 4. Fresh Vakalatnama filed, same is
taken on record

Reply filed by the respondent no. 3 along with documents
and vakalatnama. Copy supplied to the counsel for the
R-4 and MCD today in the court. Let the same be also
supplied to the appellant.

List of documents along with true typed copies of orders
passed by the Hon'ble High Court filed by the respondent
no. 4. Copy supplied.

It is stated by the respondent no. 4 that complete paper
book was not supplied by the appellant and only the copy
of the appeal without any annexures was received on
mail. Let the complete paper-book be supplied by the
appellant to the counsel for the respondent no. 4 today
itself.

Respondent no. 4 is directed to file the reply within 8
weeks with advance copy to the counsel for the other
parties.

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Notice of the appeal has not yet been issued to the respondent no. 2. Let the notice be issued to the respondent no. 2 for next date of hearing.

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
25.05.2026

A.No. 134/26

25.05.2026

Present : Sh. Siddharth Vardhman, Ld counsel for the appellant.
Sh. Shiv Chopra, proxy counsel for Sh. Pritish Sabharwal,
Ld. counsel for respondent/MCD joined through VC.
Sh. Manish Shukla, Ld. counsel for the respondent no. 2
and 3.

Ld. counsel for the respondents no. 2 and 3 has filed replies to the applications of the appellant seeking condonation of delay, seeking appointment of Local Commissioner and seeking permission to file the additional documents.

Copy supplied.

The respondent nos. 2 and 3 have not yet supplied the copy of their reply to the appeal to the counsel for the appellant. Let the same be supplied today itself.

Appellant has filed reply to the status report of the MCD along with documents and pen-drive. Extra copy without pen-driver for the MCD placed on record. Copy supplied to the R-2 and R-3 without pen-drive. Let the same be collected from the record by the MCD.

At request, put up for arguments on all the three applications of the appellant on **10.07.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 273/26 & 274/26
Kartik Sharma Vs. MCD

25.05.2026

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

1. Reply filed by the appellant to the application of the MCD under order XXXIX Rule 4 CPC seeking vacation of interim order dated 02.04.2026 in both the appeals. Copy supplied.
2. Arguments heard.
3. The respondent has filed this application on the ground that the appellant has obtained the interim orders by concealment and misrepresentation of material facts. The appellant got the property temporarily desealed from the Quasi Judicial Authority on 20.03.2026 on the pretext of carrying out rectification in the property and thereafter without rectification, filed this appeal even before expiry of 15 days from 20.03.2026 and obtained interim protection from this Court on 02.04.2026 by concealing these facts and further is continuously raising unauthorized construction at the fourth floor of the property and therefore the interim orders should be vacated.

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: 2 :

4. Ld counsel for the appellant on the other hand has argued that the appellant had disclosed the fact of temporarily desealing in the appeal itself and there is no concealment of facts. Further, the appellant has not sought protection for the fourth floor of the property in the prayer of the appeal and MCD is at liberty to demolish the room at the fourth floor which otherwise was not constructed by the appellant.
5. I have perused the record. The subject property bearing no. B1/170, Janak Puri, New Delhi was sealed at the third floor which is the concerned of the appellant on 13.02.2026. The appellant thereafter filed an application before the respondent seeking temporary desealing of the property for removal/demolition of all the non-compoundable/unauthorized construction. The same was done by the respondent on 20.03.2026 for a period of 15 days. The appellant was required to remove and demolish all the non-compoundable construction in the property.
6. These appeals were filed on 01.04.2026 which was even before expiry of 15 days time. The appellant in paragraph 7(g) of the appeal mentioned that it was advised to him to apply for temporarily desealing and accordingly an application dated 16.02.2026 was

Contd...3/

: 3 :

submitted with the respondent seeking desealing of the property and respondent desealed the property on 20.03.2026.

7. Except of disclosing this fact, the appellant did not mention that this temporary desealing was only for 15 days and the purpose was to remove non-compoundable construction and whether he removed the non-compoundable construction or not. The appellant deliberately filed this appeal only for the third floor and from the video shown today in the Court by Id counsel for the respondent, it is clear that the construction alleged to be repairs at the fourth floor of the property is still going on at the instance of the appellant. The appellant instead of removing the non-compoundable construction at the third floor, is continuing with the unauthorized construction stated to be repairs of the fourth floor. He did not seek any permission from MCD or this Tribunal to carry out construction at the fourth floor of the property. This act of the appellant in itself is sufficient to vacate interim protection dated 02.04.2026.
8. In these facts, the interim protection dated 02.04.2026 is vacated. The appellant is directed to demolish the entire construction at the fourth floor within three days

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from today failing which the respondent is directed to demolish the entire construction at fourth floor at the cost of the appellant.

9. However, no demolition action be taken at the third floor but the same should be sealed immediately.
10. Put up for arguments on appeal on **06.08.2026** dated already fixed.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 488/24 & 2/25

25.05.2026

Present : Sh. B.S. Mathur, Ld counsel for the appellant.
Sh. Akash Tanwar and Sh. Vaibhav Sanwal, Ld. Proxy
counsels for Sh. Atul Tanwar, counsel for the respondent
in appeal no. 488/24.
Sh. Asuthosh Gupta, Ld counsel for the respondent in
appeal no. 2/25.

The matters are listed for order today.

Ld. counsel for the appellant has filed brief synopsis at
3.00 pm along with copies of the judgments and two
notifications.

Copy supplied.

Further arguments heard on the request of ld. counsel for
the appellants.

Now to come up for judgment on **05.06.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026

A.No. 205/25 & 206/25

25.05.2026

Present : Ms Parul Agarwal , Ld counsel for the appellant.
Sh. Avishek Kumar, Ld counsel for the respondent.

Matters are listed for judgment. Certain clarifications are required in respect of previous three bookings of unauthorized construction in the property as well as existing covered area in the property from basement to third floor as the appellant has claimed the construction on each floor is old and occupied with a covered area of 145 sq. mtr. on each floor from basement to third floor.

In these facts, let the property be temporarily desealed and inspection be carried out by MCD to calculate the covered area on each floor of this property bearing no. C-37, Gali No. 13 Madhu Vihar, Delhi. The property be temporarily desealed for inspection on 02.06.2026 at 03.00 PM and after inspection be resealed immediately. The appellant shall be at liberty to join the inspection.

Put up stated report and arguments on **03.07.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
25.05.2026