

A.No. 583/26
Nutan Properties Pvt. Ltd. vs. MCD

13.07.2026
Fresh appeal received. It be checked and registered.

Present : Sh. Pulkit Aggarwal and Sh. Pawas Aggarwal, Ld counsels for the appellant.

Submissions heard. File perused.

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

The Executive Engineer (B) is directed to ensure the presence of the concerned AE(B), who shall appear in person along with the record of the proceedings, status report and reply on next date of hearing.

Put up for arguments on interim application(s) and appeal on **29.10.2026**.

Till next date of hearing, no coercive action be taken against the second and third floor of property of appellant i.e. bearing no. G-10, South-Ex.-1, New Delhi, in pursuance of the demolition order dated 05.06.2026 and corrigendum dated 23.06.2026. This interim order shall not come in the way of any order/directions passed by the Hon'ble High Court as well as Hon'ble Supreme Court of India. It is also 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
13.07.2026

A.No. 588/26

13.07.2026

Fresh appeal received. It be checked and registered.

Present : Sh. Parveen Anand, Ld counsel for the appellant.

Submissions heard. File perused.

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

The Executive Engineer (B) is directed to ensure the presence of the concerned AE(B), who shall appear in person along with the record of the proceedings, status report and reply on next date of hearing.

Put up for arguments on interim application(s) and appeal with connected appeal bearing no. 334/26 on **21.08.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 590/26 & 592/26
M.L. Das vs. MCD

13.07.2026

Fresh appeal received. It be checked and registered.

Present : Sh. Jitin Tewathia, Ld counsel for the appellant joined through VC.

Submissions heard. File perused.

Ld. counsel for the appellants submits that since no demolition order has yet been passed by the MCD in the matters, he has instructions from the appellant to withdraw the aforesaid appeals and he may be permitted to withdraw the aforesaid appeals.

In view of the submissions made by the Id. counsel for the appellant through VC, the aforesaid appeals are disposed off as withdrawn.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 591/26
Seema Satti Vs. MCD

13.07.2026
Fresh appeal received. It be checked and registered.

Present : Sh. Jitin Tewathia,, Ld counsel for the appellant.

Submissions heard. File perused.

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

The Executive Engineer (B) is directed to ensure the presence of the concerned AE(B), who shall appear in person along with the record of the proceedings, status report and reply on next date of hearing.

Put up for arguments on interim application(s) and appeal on **27.10.2026**.

Till next date of hearing, no coercive action be taken against the property of appellant i.e. Flat no. 43-C, Pkt. L, Sheikh Sarai, Phase-II, New Delhi, in pursuance of the demolition order dated 26.03.2024. This interim order shall not come in the way of any order/directions passed by the Hon'ble High Court as well as Hon'ble Supreme Court of India. It is also 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
13.07.2026

A.No. 595/26

13.07.2026

Fresh appeal received. It be checked and registered.

Present : Sh. Rohit Yadav, 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 **19.08.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 229/17, 230/17, 231/17, 232/17, 373/23, 374/23, 375/23 & 376/23

13.07.2026

Present : Sh. Hemant Shamra, Ld counsel for the appellants joined through VC.

Files are taken up today on the applications seeking temporary desealing of the properties filed on behalf of the appellants.

Let notice of these applications be issued to the respondent for the date fixed i.e. **31.07.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 12/26

13.07.2026

Present : Sh. Rajesh Babbar, Ld counsel for the appellant with appellant no. 3.
Ms. Rani Prajapati, Ld. Proxy counsel for Sh. S. Adil Hussain, counsel the respondent.

Status report is filed by the MCD, copy supplied.

The record has already been submitted. It can be inspected by the counsel for the appellant.

Ld. proxy counsel for the respondent seeks pass over in the matter as the main counsel is held up before some other court. In view of the heavy cause list, the pass over is not possible.

At request, put up for arguments on **08.10.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 103/26

13.07.2026

Present : Sh. U.M. Tripathi, Ld counsel for the appellant.

File is taken up today on an application of early hearing and for keeping the property desealed till 17.07.2026 filed on behalf of the appellant.

The next date of hearing in the matter is 17.07.2026. The appeal is of the year 2026. In view of the heavy pendency, no early hearing is possible. The application for early hearing is dismissed.

Further, the appellant has already given sufficient time and there is no reason to keep the property desealed till 17.07.2026. The application filed in this regard is also dismissed.

Put up on the date fixed for the purpose fixed.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 135/26

13.07.2026

Present : Sh. Sumit Gaba, Ld counsel for the appellant.
Ms. Deepika Kumari, Ld counsel for the respondent/
MCD along with Sh. Gaurav Sharma, JE(B), MCD. Fresh
Vakalatnama filed, same is taken on record.
Ms. Mala Goel, Ld. counsel for the applicant/intervener.

Status report is filed by the MCD, copy supplied.

The record has been produced. It be deposited with
Registry. It can be inspected by the counsel for the
appellant.

An application under Order I rule 10 CPC also filed. Let
the copy of the same be supplied today itself.

Reply, if any, to this application be filed within 4 weeks
with advance copy to the opposite.

Put up for reply and arguments on this application as
appeal 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
13.07.2026

A.No. 142/26

13.07.2026

Present : Sh. Ganshyam Mishra and Ms. Geeta Mishra, Ld counsel for the appellant.
Sh. Atul Tanwar, Ld counsel for the respondent joined through VC along with Sh. Akash Tanwar and Sh. Vaibhav Sanwal, Adv. Memo of appearance filed.

Status report is filed by the MCD, copy supplied.

The record has been produced. It be deposited with Registry. It can be inspected by the counsel for the appellant.

The appellant has not filed any application seeking condonation of delay in filing this appeal challenging the demolition order dated 05.01.2026 and the appeal filed on 19.02.2026.

Ld. counsel for the appellant seeks some time to file the said application. Let advance copy of the application be supplied to the respondent.

Put up for arguments on the said proposed application, if any filed, as well as appeal on **08.10.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 409/26

13.07.2026

Present : Sh. Narender Gaur, Ld counsel for the appellant.
Sh. V.K. Aggarwal , Ld counsel for the respondent.

File is taken up today on an application of early hearing as well as an application under Order I rule 10 CPC to implead the architect who applied NOC for lift on behalf of the private respondents no. 2 to 4 filed on behalf of the appellant.

The next date of hearing in the matter is 19.08.2026. The appeal is of the year 2026. In view of the heavy pendency, no early hearing is possible. The application is dismissed.

Further, the architect is neither proper nor necessary party to this appeal and the application under Order I rule 10 CPC is also dismissed.

Put up on the date fixed for the purpose fixed.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 424/26

13.07.2026

Present : Sh. Akash Gupta , Ld counsel for the appellant.
Sh. Atul Tanwar, Ld counsel for the respondent joined through VC along with Sh. Akash Tanwar and Sh. Vaibhav Sanwal, Adv. Memo of appearance filed.

Time sought to file the record and Status report. Let the same be so filed. Ld. counsel for the appellant is at liberty to inspect the record as and when filed.

At request, put up for awaiting record/status report and arguments on **08.10.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 430/26

13.07.2026

Present : Sh. Ashish Tilwani, Ld counsel for the appellant along with appellant.

Ms. Deepika Kumari, Ld counsel for the respondent.

Ld. counsel for the appellant has filed some additional documents with pen-drive. Copy supplied.

Status report is filed by the MCD, copy supplied.

The record has been produced. It be deposited with Registry. It can be inspected by the counsel for the appellant.

At request, put up for arguments on **14.10.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 492/26

13.07.2026

Present : Sh. Rajat Singh, Ld counsel for the appellant along with appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

An application filed by the appellant to place on record the additional documents/photographs.

An application is also filed on behalf of the appellant to place on record the revised site plan and measurement affidavit.

Copies of these applications along with documents be supplied.

Without prejudice to the rights of the respondent, the documents are taken on record. The applications stand disposed of.

Status report is filed by the MCD, copy supplied.

The record has been produced. It be deposited with Registry. It can be inspected by the counsel for the appellant.

At request, put up for arguments on **28.10.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 493/26

13.07.2026

Present : Sh. Jai Shankar, Ld counsel for the appellant along with appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent along with Sh. Krishan Kumar, AE(B)/CLZ.

Status report is filed by the MCD, copy supplied.

The record has already been deposited. It can be inspected by the counsel for the appellant.

The appellant has filed receipts of deposit of demolition charges. Copy supplied.

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

At request, put up for arguments on **20.07.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 189/17

13.07.2026

Present :

Sh. Tarun Chaudhary, Ld counsel for the appellant joined through VC.

Sh. R.K. Kashyap, Ld. counsel for the MCD/respondent no. 1 joined through VC.

Sh. Mukesh Goyal, Ld counsel for the R-5 Pratibha Goenka, R-8 Ritika Goyal, R-9 Asha Sharma, R-10 Anju Gupta, R-11 Rajiv Jindal, R-14 Sanjay Sareen, R-15 Sunil Sareen, R-16 Akash Chopra, R-19 Suman Jain and R-21 Isha Jain.

Sh. Saksham Anand and Sh. Vinit Panchal, Id. counsels for respondent no. 20 Ms. Meera Aggarwal.

Sh. V.P Jain, brother of proposed respondent no. 17 Hukam Chand Jain.

It is stated by the brother of the proposed respondent no. 17 that his brother/R-17 passed away on 02.10.2025. He has placed on record the copy of his death certificate. The appellant is directed to take appropriate steps in this regard.

None has appeared for the proposed respondent no. 2, 3, 4, 6, 7, 12, 13 and 18.

Ld. counsel for the appellant, who has taken the process dasti, is directed to file the service report of these respondents on the next date of hearing.

Reply, if any, by the proposed respondent to this application under Order I rule 10 CPC be filed within 2 weeks with advance copy to the counsel for the appellant.

Put up for arguments on this application on **24.08.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 88/20 & 89/20
Anjum Khan Vs. MCD

13.07.2026

Present : Sh. Raj Kumar Yadav and Sh. Raghav Yadav, Ld
counsels for the appellant.
Sh. Ashutosh Gupta, Ld. counsel for the respondent.
None for the intervener.

Arguments heard.

1. These are the two appeals challenging the demolition order dated 19.06.2017 in appeal no. 88/20 and the sealing order dated 20.07.2017 in appeal 89/20. The appellant is the owner of third and fourth floor of property No. 2/3-B, Ansari Road Daryaganj, Delhi. The demolition order dated 19.06.2017 is in respect of unauthorized construction in the shape of basement with noting that the fourth floor booked vide booking dated 25.11.2016. The respondent in pursuant to this booking dated 25.11.2016 passed demolition order dated 06.12.2016 for unauthorized construction in the shape of entire fourth floor. Subsequently, demolition order dated 19.06.2017 was passed in respect of the basement. The appellant admittedly has no concerned with the basement and instead of challenging the demolition order dated 06.12.2016 which was for the unauthorized construction of fourth floor, challenged the demolition order in respect

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of the basement. The appellant who is neither the owner nor occupier nor aggrieved in respect of the basement, has no locus to challenge the demolition order dated 19.06.2017 passed in respect of the basement.

2. The appeal no. 88/20 therefore is dismissed as the appellant has no locus to challenge the demolition order of the basement.
3. Coming to the appeal no. 89/20. The respondent has passed the sealing order of the unauthorized construction in the shape of basement and fourth floor of property no. 2/3-B, Ansari Road, Daryaganj, Delhi. The appellant has challenged this order on the ground that the construction is old and only repairs were carried out in the dilapidated fourth floor after purchasing the property on 24.05.2016 and the same is protected under National Capital Territory of Delhi Laws (Special Provision) Second Amendment Act, 2011.
4. Ld counsel for the respondent/MCD on the other hand argued that the appellant vide sale deed dated 24.05.2016 purchased third floor with roof rights and the same is visible in the site map annexed with the sale deed and thereafter constructed the fourth floor

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which was after 08.02.2007 which is the date of status quo qua construction under National Capital Territory of Delhi Laws (Special Provision) Second Amendment Act, 2011 and therefore is not protected under this Act.

5. I have perused the record. The appellant purchased the third floor with roof rights on 24.05.2016 which was after the date of protection for the subject property under National Capital Territory of Delhi Laws (Special Provision) Second Amendment Act, 2011 i.e. 08.02.2007.
6. The site plan of the property filed by the appellant which was a part of the sale deed show that there was no fourth floor in the property. Further, this site plan of the third floor if compared with existing site plan of the third floor as on the date of appeal will show that even the third floor was reconstructed by the appellant after demolishing the existing structure on the date of sale deed. The respondent however, did not book the third floor and booked the fourth floor. There is no document to show that the fourth floor was in existence as on 24.05.2016 when the appellant purchased the third floor. The fourth Floor was constructed after purchasing the third floor which was

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much after the cutoff date the protection under National Capital Territory of Delhi Laws (Special Provision) Second Amendment Act, 2011 i.e. 08.02.2007.

7. In these facts, the appeal is without merits.
8. The same is dismissed, the impugned sealing order is upheld.
9. 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
13.07.2026

A.No. 144/20

13.07.2026

Present : Sh. Dalip Rastogi, Ld counsel for the appellant.
Sh. V.K. Aggarwal , Ld counsel for the respondent.
Sh. Abhishek Sharma, Ld. counsel for the intervener
Amit.

Status report is filed by the MCD, as per which, the Invalid notice dated 09.07.2026 has been issued to the appellant in respect of his regularization application and copy of that Invalid Notice is annexed with the status report. Same is supplied.

Let the appellant to comply with the said Invalid Notice.

Put up for awaiting further status report and 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
13.07.2026

A.No. 407/20 & 295/21

13.07.2026

Present : Sh. Dalip Rastogi , Ld counsel for the appellant.
Sh. V.K. Aggarwal, Ld counsel for the respondent in
appeal no. 407/20.
Sh. Ranjeet Pandey, Ld. counsel for the respondent in
appeal no. 295/21 through VC.

Ld. counsel for the respondent seeks some time to file
the status report regarding regularization application of
the appellant.

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

At request, put up for further proceedings awaiting the
status report and 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
13.07.2026

A.No. 255/21, 256/21 & 446/21

13.07.2026

Present : Sh. Dalip Rastogi, Ld counsel for the appellant.
Sh. V.K. Agarwal, Ld. counsel for the respondent in
appeal no. 255/21.
Sh. Parmesh Bali, Ld counsel for the respondent in
appeal no. 256/21 & 446/21.
Sh. Rishabh Jain, Ld. counsel for the intervener.

It is jointly stated that some settlement talks are going on
between the appellant and intervener.

At request, 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
13.07.2026

A.No. 331/21

13.07.2026

Present : None for the appellant no. 1 and 2.
Sh. Sanjay Mishra and Sh. Kartikey, Ld counsels for the appellant no. 3 and 4. Fresh Vakalatnama filed, same is taken on record
Sh. Ashutosh Gupta, Ld counsel for the respondent.

Previous cost has not yet been deposited. Let the same be deposited today itself.

Ld. counsel for the appellant no. 3 and 4 submits that certified copy of the record has been received today only and seeks some time to go through and to advance arguments.

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

Put up for 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
13.07.2026

A.No. 731/22, 732/22, 77/23 & 78/23

13.07.2026

Present : Sh. G.R. Verma, Sh. H.K. Sharma and Ms. Sonu Lohia,
Ld counsel for the appellant.
Sh. A.L. Agnihotri, Ld counsel for the respondent in
appeal Nos. 731/22 & 732/22 joined through VC and Sh.
S.P. Shama, Adv., in person.
Sh. V.K. Aggarwal, Id. counsel for respondent in appeal
Nos. 77/23 & 78/23.
Sh. Nishant Lohia, Ld. counsel for non-applicant No. 2
to 7.

The other legal heirs of late Sh. Gyan Prakash have
given 'No Objection certificate' in favour of the appellant
making him competent to file this appeal. In view of the
same, the application under Order I rule 10 CPC stands
disposed of without impleading the other legal heirs of
Sh. Gyan Prakash.

Arguments heard on the appeal at length.

Put up for orders 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
13.07.2026

A.No. 222/23

13.07.2026

Present : Sh. Rishabh Jain, Ld counsel for the appellant.
Sh. Shiv Chopra, proxy counsel for Sh. Pritish Sabharwal,
Ld. counsel for respondent joined through VC.
Sh. Mithlesh Jha, Ld. Proxy counsel for Sh. Rohit Goel,
counsel for the intervener.

Ld. proxy counsels for the respondent as well as
intervener seeks pass over in the matter as the main
counsel are held up in some other courts. In view of the
heavy cause list, the pass over is not possible.

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
13.07.2026

A.No. 706/23
Rekha Chawla Vs. MCD

13.07.2026

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

Despite various calls none is appearing on behalf of the
appellant in the Tribunal or through VC.

Put up at 2.00 PM.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD/13.07.2026

At 2.45 pm
Present :

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

None has appeared on behalf of appellant since morning
in the Tribunal or through VC despite various calls.
None had appeared on behalf of the appellant on the
previous date of hearing as well.

It is already 2.45 PM. It appears that the appellant is not
interested in pursuing this appeal. The present appeal is
dismissed in default.

Record of the respondent if any be returned alongwith
copy of this order and appeal file be consigned to record
room.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 713/23 & 714/23

13.07.2026

Present : Sh. G.D. Mishra, Ld counsel for the appellant.
Sh. Dharamvir Gupta, Ld counsel for the respondent.

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

The appellant has challenged the demolition order dated 15.04.2019 and the sealing order dated 05.07.2019 in these appeals which were filed on 26.10.2023. The condonation has been sought on the ground the copies of the orders were never served and were received by the appellant only on 05.10.2023 during a civil suit filed before Patiala House Court.

Ld counsel for the respondent on the other hand has argued that the order were served through pasting and further demolition and sealing action was taken on 05.07.2019 and the appellant is aware about these two order at least from 05.07.2019.

I have perused the record. The sealing and demolition action was taken on 05.07.2019. Further, the demolition order was served through pasting on 22.4.2019 and the photographs are there in office record. However, the husband of the appellant late Sh. Harpal Singh passed away during Covid in 2021 and further the period

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between 15.03.2020 to 28.02.2022 is to be excluded for the purpose of limitation and with an endeavour to decide the appeals on merits, the delay is condoned subject to deposit a cost of Rs. 5000/- in each appeal with the Registry.

The applications stand disposed of.

At request, put up for arguments on appeal on 29.10.2026.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 66/24

13.07.2026

Present : Sh. Kaustubh Puns, Ld. proxy counsel for the appellant.
Sh. Sandeep Kumar, Ld counsel for the respondent
joined through VC.
Intervener in person.

Ld. counsel for the appellant seeks some more time to file the reply to the application under Order I rule 10 CPC and for arguments on the appeal on the ground that main counsel Sh. Deepankur Sondhi is not available today.

Same is opposed by the intervener as well as Id. counsel for the MCD as the appellant is enjoying the benefit of interim protection dated 08.02.2024.

In these facts, there are no grounds for adjournment today.

Arguments on maintainability of the application under order 1 Rule 10 CPC heard. Even if it is presumed that all the averments made in the application is correct, then also in this proceeding 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 ***Hardayal 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

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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 dismissed. However, the applicant is permitted to file the documents, if any and to orally argue the matter at the final arguments stage.

In the interest of justice one last and final opportunity is granted to the appellant to address the arguments on the appeal on the next date of hearing.

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
13.07.2026

A.No. 79/24

13.07.2026

Present : Sh. Rambir Chauhan, Ld counsel for the appellant.
None for the respondent/DDA.

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

No adverse order is being passed today.

Put up for arguments on **27.10.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 421/24

13.07.2026

Present : Sh. G.R. Verma, Sh. H.K. Sharma and Ms. Sonu Lohia,
Ld counsel for the appellant.
Sh. Avishek Kumar, Ld counsel for the respondent.

Part arguments heard

The respondent is directed to produce the entire property tax record of this property bearing no. 482-A, Jheel Khuranja, Delhi since the year 2004-05 onwards, on or before the next date of hearing.

Put up for further arguments on **24.09.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 525/24

13.07.2026

Present : Sh. Ananay Lamba, Ld counsel for the appellant.
None for the respondent.

An application filed by the appellant to place on record the additional documents. Copy placed on record.

An adjournment is sought on behalf of the appellant as main counsel Sh. Ankur Aggarwal has gone to the hospital along with his wife.

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 made by the proxy counsel for the appellant, put up for arguments on **28.10.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 572/24

13.07.2026

Present : Sh. Devender Kumar, Ld counsel for the appellant along with appellant.
Sh. Atul Tanwar, Ld counsel for the respondent joined through VC.

Part arguments heard.

At the request made by the ld. counsel for the appellant, put up for further arguments on **23.09.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 761/24 : Laxmi Titra and Ors. vs. MCD
A. No.762/24 : Gyanender Ad Gyani Vs. MCD

13.07.2026

Present : Sh. Navin Kr. Chaudhary, Ld counsel for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

Part arguments heard.

At this stage, Id. counsel for the appellants submits that he has instructions from the appellants to withdraw the aforesaid appeals and he may be permitted to withdraw the aforesaid appeals with liberty to take appropriate steps for regularization of the subject property/properties. 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 appeals are disposed off as withdrawn with liberty subject to prevailing law for regularization and law of limitation.

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
13.07.2026

A.No. 1056/24 & 114/24

13.07.2026

Present : Ms. Trisha, Ld. proxy counsel for the appellant.
Sh. K.D. Sharma, Ld. counsel for respondent in appeal
No.1056/24.
None for the respondent in appeal No.114/25.

An adjournment is sought on behalf of the appellant as
main counsel Sh. Rajesh Mittal has been suffering from
viral fever.

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 **28.10.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 59/25

13.07.2026

Present : Sh. Jayant Garg, Ld counsel for the appellant joined through VC along with appellant in person.
None for the respondent.

An adjournment is sought by the counsel for the appellant as he intends to file certain documents.

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

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

Put up for arguments on **15.10.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 353/25 & 354/25

13.07.2026

Present : Sh. Rakesh Tikku, Sr. Advocate with Sh. Lokesh Bhardwaj, Sh. Monu Kumar and Mr. Jatin, Ld counsels for the appellant.
Sh. Devanshu Gutpa, Ld., Proxy 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 some personal difficulty.

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

Put up for arguments on **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
13.07.2026

A.No. 362/25

Nitin Saxena and Anr. Vs. MCD

13.07.2026

Present : Sh. Pawash Piyush, Ld counsel for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent along with Sh. Sanjay Kumar, AA&C, West Zone, MCD and Sh. Ajay Kumar, Joint Assessor and Collector, West Zone, MCD and Sh. Ishu Sehrawat, JSA, Property Tax Department.

The property tax record of property no. GC-32, G Block, Hari Nagar, Delhi has been produced. This record contains three original G-8 Receipts showing deposit of property tax of properties no. GC-32 and GC-33, G Block, Hari Nagar. The details of the three receipts are the receipt no. 747067 dated 26.06.2001 of Rs. 13620/-, receipt no. 567075 dated 12.07.2000 of Rs. 13620/- and receipt no. 347065 dated 05.05.1999 of Rs. 13620/-. Copies of these three receipts were provided by Mr. Sanjay Kumar, the Asstt. Assessor and Collector under RTI to one Sh. Ashwani Bhatnagar in response to his application dated 25.06.2026 received in the office of the Asstt. Assessor and Collector, West Zone on 30.06.2026. The Joint Assessor and Collector was called today with the entire record of the two properties bearing no. GC-32 and GC-33, G Block, Hari Nagar, Delhi.

...contd.2

: 2 :

The Joint Assessor and Collector has also brought 'Demand and Collection Register' relating to these two properties, but the same is w.e.f. 2004 and from this record of DNC Register, it is not possible to verify whether any tax was deposited vide these three receipts mentioned hereinabove. Apart from these three receipts, there is no other original G-8 receipts available in the record and it is not possible that the tax-payers after paying the property tax through these three receipts will hand over the original receipts to be placed in the office record. The promptness with which the three receipts were provided to the applicant i.e. within 24 years after receiving the RTI application on 30.06.2026 also show that there is apparently manipulation in the office property tax record. Apart from these receipts, there is no other document to show that the property tax of GC-32 and GC-33 was paid through single receipts. It will be also relevant to note that the G-8 receipt dated 12.07.2000 number 567075 relates to book no. 291 dated 20.06.2000 whereas the photocopy of the another receipt no. 642058 is from book no. 292 dated 13.08.1996. It cannot be possible that book no. 291 is dated 20.06.2000 whereas a book issued thereafter no. 292 is prior to 20.06.2000 i.e. 13.08.1996. The record produced today in respect of these three receipts apparently is manipulated.

....contd.3

: 3 :

Let the copy of this order be sent to the Commissioner, MCD with directions to conduct vigilance inquiry against the erring officials preferably within 8 weeks from today and to file the compliance report in this court on the next date of hearing.

In the meantime, the Joint Assessor and Collector is directed to produce the DNC register for the period relevant to these three receipts dated 26.06.2001, 12.07.2000 and 05.05.1999 to ascertain whether any property tax was received against these three receipts. Let the DNC record/register be produced by the Joint Assessor and Collector within one week from today, on the next date of hearing.

Original property tax is retained and can be obtained by the official who will conduct vigilance inquiry from this court on application.

Put up for awaiting the said record and further proceedings on **23.07.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 409/25

13.07.2026

Present : Sh. Hemant Kumar, Ld. Proxy counsel for the appellant.
Sh. Naresh Sharma, Ld counsel for the respondent/DDA.

An adjournment is sought on behalf of the appellant as main counsel Sh. Rambir Chauhan has gone to Hon'ble High Court in some urgent matter.

Ld. counsel for the respondent/DDA submits that most of the unauthorized construction has already been demolished in pursuance to the impugned demolition order dated 29.05.2025 and rest of the demolition could not be done because of paucity of time.

At request, put up for arguments on **28.10.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 582/25
Dr. Deepak Madan Vs. MCD

13.07.2026

Present : Sh. Tushar, Ld. Proxy counsel for the appellant along with appellant. Fresh Vakalatnama filed, same is taken on record.
Ms. Vasu Singh, Ld counsel for the respondent joined through VC.

Ld. counsel for the appellant seeks time to argue on the maintainability of this appeal.

This is an appeal challenging the show cause notice dated 13.11.2024. The appeal against the show cause notice is not maintainable 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
13.07.2026

A.No. 702/25

13.07.2026

Present : Sh. Sourav Ghosh, Ld counsel for the appellant.
Sh. Shiv Chopra, Ld. Proxy counsel for Sh. Prithish Sabharwal, counsel for the respondent joined through VC along with Sh. P.K. Jindal, AE(B), CNZ.
Ms. Abhinav Shaily, Ld. counsel for the intervener.

Status report is filed by the MCD, copy supplied.

The regularization application of the appellant has been rejected on 29.04.2026. Copy supplied.

Fresh vakalatnama filed on behalf of the intervener along with an application seeking permission to place on record certain documents. Let the copy of the application along with documents annexed be supplied to the Id counsel for the appellant today itself.

At request, put up for arguments on the appeal 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
13.07.2026

A.No. 764/25

13.07.2026

Present : Sh. Rohit Jain. Ld counsel for the appellant joined through VC.

Sh. Ashutosh Gupta , Ld counsel for the respondent.

An adjournment is sought by the counsel for the appellant on the ground that his father 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 **11.08.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026

A.No. 536/18 & 803/18

13.07.2026

Present : Sh. Rana Ranjit Singh, Id. counsel for the appellant joined through VC.
Sh. Dharamvir Gupta, Ld counsel for the respondent in appeal No.803/18.
Sh. Ashutosh Gupta, Ld. counsel for the respondent in appeal No.536/18.
Sh. Naval Kishore, Ld. counsel for the intervener.

Written arguments filed by the appellant.

Vide separate common judgment of even date, the aforesaid appeals are dismissed.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
13.07.2026