

A.No. 642/2026

Ms. Ashu Arora & Ors. vs. MCD

Fresh appeal received. It be checked and registered.

24.07.2026

Present : Sh. Rajesh Sachdeva, Ld. counsel for the appellant.

File is taken up today on the oral request of the Id. counsel for the appellant. The matter otherwise will be listed on 27.07.2026.

Submissions heard. File perused.

As per the appellant, the show cause notice dated 17.07.2026 u/s 345-A DMC Act was not served upon the appellant and was handed over to a person at basement, who handed it over to the appellant and despite several visits to the office of the respondent, the respondent is not provided the copy of the order, if any, passed and has threatened to take action against the property and only thereafter, they will provide the order.

The show cause notice itself mentions that the construction is old and residentially occupied.

In these facts, the respondent is directed not to take any coercive action of demolition/sealing in respect of second and third floor of property no. D-6, Saket, New Delhi, in pursuance to the show cause notice dated 17.07.2026.

Copy of this order be given dasti.

Put up for further proceeding on **27.07.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 614/26
Krishan Kumar Vs. MCD

Fresh appeal received. It be checked and registered.

24.07.2026

Present : Sh. Pankaj Tomar, Ld counsel for the appellant along with appellant.

Submissions heard. File perused.

The appellant has impleaded the Cell Phone Company, who has installed the tower at the property of the respondent no. 3. The said company is neither a necessary nor a proper party to this appeal and is hereby deleted from the array of the parties. The appellant is directed to file the amended memo of parties in this regard.

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 **16.11.2026**.

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Till next date of hearing, no coercive action be taken against the property of appellant i.e. property no. E-145, Yadav Nagar, Samaypur, Badli, Delhi, in pursuance of the demolition order dated 14.05.26 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
24.07.2026

A.No. 632/26
Meenakshi Tanwar Vs. MCD

24.07.2026

Fresh appeal received. It be checked and registered.

24.07.2026

Present : Sh. Nagendra Jha, 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 **02.11.2026**.

Till next date of hearing, no coercive action be taken against the property of appellant i.e. bearing no. WZ-476, Naraina Village, Delhi, in pursuance of the demolition order dated 23.02.2026. There is no stay in respect of property no. WZ-478, Naraina Village, Delhi. 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

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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
24.07.2026

A.No. 636/26

24.07.2026

Fresh appeal received. It be checked and registered.

24.07.2026

Present : Sh. Waiz Islam, 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 **28.07.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 637/26 & 638/26
Kavita Mathur Vs. MCD

24.07.2026

Fresh appeal received. It be checked and registered.

Present : Sh. Chandra Prakash and Sh. Sonu, 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 **11.09.2026**.

Till next date of hearing, no coercive action be taken against the properties of appellant in pursuance of the demolition orders dated 17.06.2026 and 30.06.2026. 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
24.07.2026

A.No. 639/26
Prem Lata Vs. MCD

24.07.2026

Fresh appeal received. It be checked and registered.

Present : Sh. Charanpreet Singh, Ld counsel for the appellant along with appellant.

Submissions heard. File perused.

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

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

Put up for arguments on interim application(s) and appeal on **17.11.2026**.

Subject to appellant filing of affidavit of extent of construction along with correct site plan of the property, operation of the impugned order dated 13.05.2026 will stay in respect of property no. L-1-2/82-A, Gali no. 2, Sangam Vihar, Village Devli, Mehrauli, Delhi, till next date of hearing. 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

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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.

Copy of this order be given dasti to Id counsel for the appellant as requested.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 93/22
Dolly Bhatnagar Vs. MCD

24.07.2026

Present : Sh. Anil Pandey, Ld counsel for the appellant along with
appellant along with appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

The appellant submits that she will not raise any construction in the property without due procedure of law and the property may be desealed subject to this undertaking.

Undertaking of the appellant is recorded today in the court.

This is an appeal against the sealing order dated 11.02.2022 in respect of unauthorized construction in the shape of room in parking area under Flat no. 19 by the owner of the flat no. 18, Bannu Enclave, Pitam Pura, Delhi. This unauthorized construction has already been demolished by the MCD vide status report filed on 07.07.2026. Since, the unauthorized construction has been demolished and the appellant, who is at flat no. 18, has given an undertaking not to raise any construction without due process of law, the respondent is directed to desal the property as the unauthorized construction stands demolished with liberty to seal the property, if any unauthorized construction is raised in future.

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In view of the above, the appeal of the appellant stands disposed of. The appellant will be bound by this undertaking in future.

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
24.07.2026

A.No. 265/25

24.07.2026

Present : Sh. Shashwat Kumar, Ld counsel for the appellant joined through VC.

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 24.08.2026. The appeal is of the year 2025. In view of the heavy pendency, no early hearing is possible. The application is dismissed.

An application under Order VI rule 17 CPC also filed on behalf of the appellant. Let notice of this application be issued to the respondent for the date fixed i.e. 24.08.2026.

Put up on the date fixed for the purpose fixed.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 612/25

24.07.2026

Present : None for the appellant.
Sh. Chetan Hasija, Ld counsel for the respondent. Fresh Vakalatnama filed, same is taken on record.

Status report is filed by the MCD, copy placed on record.
Let the same be collected.

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

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

No adverse order is being passed today.

Put up for arguments on **17.11.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 489/16

24.07.2026

Present : None for the appellant.
Ms. Kirti Aggarwal, Ld proxy counsel for Sh. V.K.
Aggarwal, Ld counsel for the respondent.

Vide separate judgment of even date, the present appeal
is 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
24.07.2026

A.No. 633/19 & 200/24

24.07.2026

Present : Sh. Mehul Gupta, Ld counsel for the appellant along with appellant.
Sh. Dharamvir Gupta, Ld counsel for the respondent in appeal no. 633/19.
Sh. Nitin Kasana, Ld. Proxy counsel for Sh. Mahender Shukla, counsel for the respondent in appeal no. 200/24.

An application has been filed on behalf of the appellant in appeal no. 200/24 seeking temporary desealing of the property to remove the unauthorized construction booked in the shape of fourth floor of property no. 1988-89, Katra Shahansahi, Chandni Chowk, Delhi.

Copy supplied.

Since the appellant voluntarily wants to demolish the unauthorized construction, let the property be temporary desealed for a period of 4 weeks starting from 20.08.2026 at 2.00 pm and shall be resealed on 17.09.2026 at 2.00 pm.

The appellant in the meantime shall demolish the unauthorized construction at the fourth floor. He is directed not to create any third party interest in the property nor part with possession with any other period during this period.

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Status report after inspection at the time of resealing of the subject property be filed by the MCD in respect of any unauthorized construction if any at the terrace of the third floor, on the next date of hearing.

Put up for awaiting report of the MCD on **29.10.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 47/22

24.07.2026

Present : Sh. Ojas Singh Sachdev, Sh. Chirag Madan and Ms. Akshita Bhardwaj, Ld counsels for the appellant.
Ms. Vasu Singh, Ld counsel for the respondent.

Part arguments heard.

The appellant is directed to file the sanctioned building plan of the property on the next date of hearing.

Put up for further arguments on **25.09.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 328/22

24.07.2026

Present : Ms. Simran Singh, Ld counsel for the appellant joined through VC along with Sh. Sunny Chhikara, Adv.
Sh. Pritish Sabharwal, Ld counsel for the respondent joined through VC.

Part arguments heard.

At request, put up for further arguments 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
24.07.2026

A.No. 590/22, 591/22 & 592/22

24.07.2026

Present : Sh. G.D. Mishra, Ld counsel for the appellant joined through VC.
Sh. Kirti Aggarwal, Ld. Proxy counsel for Sh. V.K. Aggarwal for the respondent. Fresh Vakalatnama filed, same is taken on record.

An adjournment is sought on behalf of the respondent as main counsel Sh. V.K. Aggarwal, who is today held up before the Rohini Courts, has recently been engaged in the matters and he needs some time to go through the record.

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

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
24.07.2026

A.No. 68/23

24.07.2026

Present :

Sh. Munish Chhokar, Ld counsel for the appellant along with appellant.

Sh. Kriti Aggawal, Ld. proxy counsel for Sh. V.K. Aggarwal, Ld counsel for the respondent.

Status report is filed by the MCD, copy supplied.

As per this status report, the regularization application was rejected on 10.02.2023.

Record shows that the appellant challenged the order dated 10.02.2023 in appeal no. 116/23 and the matter was remanded back in that appeal on 12.12.2025 with directions to the MCD to reopen the regularization application of the appellant and decide the same.

The MCD was required to file the status report after the matter was remanded back on 12.12.2025 and the status report filed today is totally in ignorance of the order dated 12.12.2025 and it appears that the respondent did not reopen the regularization application despite the appellant filing an application for reopening followed by reminder.

Let the AE(B) is directed to be present in person for explanation on the next date of hearing and fresh status report be filed 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
24.07.2026

A.No. 151/23

24.07.2026

Present : Sh. Parul Agarwal, Ld counsel for the appellant joined through VC.
Sh. Ashutosh Gupta, Ld counsel for the respondent.
Sh. Tarun Gulia, Id. counsel for the intervener joined through VC along with intervener in person.

Part arguments heard.

At request, put up for further arguments on **09.09.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 505/23

24.07.2026

Present : Sh. A.A. Qureshi, Ld. Proxy counsel for the appellant.
Sh. Shitij Vats, Ld counsel for the respondent.

An adjournment is sought on behalf of the appellant as main counsel Ms. Sana Ansari is held up before Hon'ble High Court.

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

There is no interim protection in the matter. Let the Action taken report be filed by the respondent/MCD on next date of hearing.

Put up for awaiting Action Taken report of the MCD and arguments on **03.11.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 670/23, 695/23, 696/23 & 698/23

24.07.2026

Present : Ms. Deepanshi Ishar, Ld counsel for the appellant in appeal no. 670/23 joined through VC along with Ms. Anu Monga, Ms. Gunjan Arya and Ms. Ananya Bhargava, Advocates.
Sh. Ravinder Singh, Ld counsel for the appellant in appeal nos. 695/23, 696/23 & 698/23 joined through VC.
Sh. Pritish Sabharwal, Ld. counsel for respondent in appeal no. 670/23.
Sh. Ashutosh Gupta, Id counsel for the respondent in appeal no. 696/23.
Ms. Anchal Rajput, Ld. Proxy counsel for Sh. Anubhav Gupta, Id counsel for the respondent in appeal no. 698/23.
None for the respondent in appeal no. 695/23

An adjournment is sought by Id. counsel for the appellant in appeal no. 670/23 as she is not feeling well today.

Ld. counsel in other appeals submits that he would like to argue the matter collectively.

At request, put up for arguments as last opportunity to the parties, on **17.11.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 681/23 & 682/23

24.07.2026

Present : Sh. Gourav Kumar, Ld counsel for the appellant.
Sh. Avishek Kumar, Ld counsel for the respondent joined through VC.

It is stated by the Id counsel for the appellant that the order of the DRT dated 27.01.2026 in favour of the appellant has been challenged by the other side before DRAT and the possession has not yet been handed over to the appellant.

Ld counsel for the respondent, on the other hand, stated that in view of the proceedings before DRT, the appellants are neither owner nor in possession of the property and therefore, have no right to file the appeal and same should be dismissed.

On request of Id counsel for the appellant, put up for arguments on the maintainability of the appeal on **18.11.2026.**

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 168/24

24.07.2026

Present : Sh. Anubhav Chandel, Ld. proxy counsel for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

An adjournment is sought by the counsel for the appellant as he has not yet received the certified copy of the record. The last date of hearing was 19.01.2026 and if the certified copy was applied in time, same must have been provided and the appellant deliberately did not apply in time.

However, in the interest of justice one more opportunity is granted to the appellant to address the arguments in the matter on next date of hearing subject to cost of Rs. 5,000/- to be deposited with Registry of this Tribunal.

Put up for arguments on **16.11.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 460/24

24.07.2026

Present : Ms. Ritu Chaudhary, Ld. counsel for the appellant
Ms. Jasleen Kaur, Id. counsel for the respondent joined through VC.

An application under Order XXII rule 3 CPC filed on behalf of the appellant to implead the legal heirs of appellant, who passed away on 27.05.2026. Copy placed on record.

Subject to filing of vakalatnama on behalf of all the legal heirs, the application is allowed and the L.Rs are impleaded in the appeal and the amended memo is taken on record.

At request, put up for arguments as per the previous order on **16.11.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 810/24, 811/24 & 812/24

24.07.2026

Present : Sh. Dinesh Kumar, Ld counsel for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

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

As per the appellant, he received the impugned two demolition orders and the sealing order only on 04.09.2024 when he appeared in the Writ petition filed before the Hon'ble High Court.

Ld. counsel for the respondent on the other hand has pointed out that all the three orders were served through affixation as well as demolition action was taken on 06.08.2024 following by another demolition action on 29.08.2024 and the property was also sealed and despite that the appellant did not file the appeals in time.

I have perused the record.

The impugned orders were served through pasting and the photographs of the same are there in the office record. Further, the respondent also took the demolition and sealing action started from 06.08.2024. These appeals were filed on 18.09.2024 and admittedly, there is delay in filing the appeals.

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With an endeavour to decide the appeals on merits, the delay is condoned subject to collectively cost of Rs. 5,000/- to be deposited with the Registry. Let this cost be deposited.

The applications stand disposed of.

Let the MCD to file status report in respect of whether the property is lying sealed or not and if the seal has been tampered, let the property be resealed with the assistance of police aid and the SHO concerned is directed to provide the same.

At request, put up for arguments on appeal 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
24.07.2026

A.No. 1045/24

24.07.2026

Present : Dr. Monika Singhal, Ld counsel for the appellant joined through VC along with appellant in person.
Sh. Atul Tanwar, Ld counsel for the respondent joined through VC along with Sh. Akash Tanwar, Advocate.

Status report is filed by the MCD, copy supplied.

Arguments heard on the application seeking condonation of delay.

Without prejudice to the rights of the respondent and with an endeavour to decide the appeals on merits, the delay is condoned.

The applications stand disposed of.

At request, put up for arguments on appeal 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
24.07.2026

A.No. 83/25

24.07.2026

Present : Sh. D.K. Mishra, Ld. proxy counsel for the appellant.
Sh. Atul Tanwar, Ld counsel for the respondent joined
through VC along with Sh. Akash Tanwar, Advocate.
Sh. Sumit Kumar, Ld. counsel for the respondent no. 3.

An adjournment is sought on behalf of the appellant as
main counsel Sh. R.K. Bhardwaj is not available today
due to 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 **18.11.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 249/25

24.07.2026

Present : Sh. Anil Goel, Ld counsel for the appellant joined through VC.
Sh. Sagar Kumar, Ld counsel for the respondent.

It is stated by the Id counsel for the appellant that the appeal in respect of the first floor of the subject property bearing no. 623/25 is listed for 25.09.2026.

MCD has not yet submitted the record in this case. Let the same be submitted.

At request, put up with connected appeal no. **25.09.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 377/25

Ujjawala Pandya & Anr.Vs. MCD

24.07.2026

Present :

Sh. Sanjeev, Ld counsel for the appellant.

Sh. Madan Sagar , Ld counsel for the respondent.

Sh. Satyam Pathak, Saurabh Singh and Sh. Chovit Goyal, Ld. counsels for the intervener.

An application under Order I rule 10 CPC filed on behalf of the intervener. Copy supplied.

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 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.

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Arguments on the appeal heard.

1. The appellant who is the owner of a duplex flat at first and second floor bearing flat no. 152, Block E-B, G-8 Area, Rajouri Garden, Maya Enclave, Hari Nagar, New Delhi-110064 has challenged the demolition order dated 01.02.2023 booking unauthorized construction in the shape of deviations against standard DDA flat with projections on municipal land at first floor and entire second floor with projections on municipal land.
2. It was argued for the appellant that the construction is old and only renovations were carried out by the appellant as the flat was in dilapidated condition when it was purchased by the appellant on 24.05.2022, yet the respondent without mentioning the alleged deviations has booked the property and passed the demolition order which should be set-aside.
3. Ld counsel for the respondent/MCD and the intervener argued that the appellant demolished the entire construction of the flat at first and second floor and raised unauthorized construction with projections and deviations as visible from the photographs available in the record and therefore the appeal should be dismissed.
4. I have perused the record. Though it is correct that the

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impugned demolition order does not specify the deviations in the flat in question but the photographs taken by the respondent and filed by the intervener clearly show that the appellant demolished the entire construction of this flat at first and the second floor and thereafter raised entire new construction from the first floor till the terrace of the second floor. This construction was raised from scratch from first floor after purchasing the flat on 24.05.2022 and the appellant despite booking and demolition order continued to raise the construction and finish the construction as visible from the photographs.

5. The photographs clearly show that fresh unauthorized construction has been raised of the two floors and a DDA flat has been converted into a luxurious residential structure by the appellant. The same was done without any sanction and otherwise is unauthorized and illegal.
6. The appeal has no merit, the same is dismissed and demolition order is upheld.
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
24.07.2026

A.No. 410/25

24.07.2026

Present : Ms. Shikha Gupta, Ld. Proxy counsel for the appellant.
Sh. Chetan Hasija, Ld counsel for the respondent.

An application under Section 151 CPC filed by the appellant to place on record the additional documents. Without prejudice to the rights of the respondent, the documents are taken on record. The application stands disposed of.

An adjournment is sought on behalf of the appellant as main counsel Sh. Shekhar is not available today due to some personal difficulty

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

There is no interim protection in the matter. Let the Action taken report be filed by the respondent/MCD on next date of hearing.

Put up for arguments on **17.11.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 447/25 & 129/26

24.07.2026

Present : Sh. G.D. Mishra, Ld counsel for the appellant joined through VC.

Sh. Ashutosh Gupta, Ld counsel for the respondent.

Status report is filed by the MCD in appeal no. 447/25.

Copy placed on record. Let the same be collected.

Record has been submitted in the matter.

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

At request, put up for arguments on **19.11.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 637/25

24.07.2026

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

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

An adjournment is sought by the appellant as his counsel Sh. Vishal Khanna is not available today due to bad health.

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 **19.11.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 688/25

24.07.2026

Present : Sh. Munesh Chaudhan, Ld counsel for the appellant.
Sh. Kriti Aggarwal, Ld. proxy counsel for Sh. V.K. Aggarwal, counsel for the respondent/MCD.
Sh. Gurmeet Singh Ahuja, President in person/R-2.
Sh Kamal Garg, Id. counsel for R-3 to R-5 joined through VC along with respondent no. 3 to 5 in person.
Sh. Mayank Sharma, Ld. counsel for the respondent no. 6 joined through VC.

An adjournment is sought on behalf of the respondent/MCD as Sh. V.K. Aggarwal is held up before the Rohini District Court.

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

At request, put up for arguments on **28.09.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 752/25

24.07.2026

Present : Sh. Mehul Gupta, Ld counsel for the appellant.
Sh. Sagar Kumar, Ld counsel for the respondent.

Record has not yet been submitted.

Let the Executive Engineer is directed to be present with record on the next date of hearing.

Put up for awaiting record and arguments on **19.11.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 767/25

24.07.2026

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.

Put up for arguments on **19.11.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 878/25

24.07.2026

Present : Ms. Preeti Tehlan, Ld. proxy counsel for the appellant
joined through VC.
Sh. Ashutosh Gupta, Ld counsel for the respondent.
Sh. Anant Rao, Ld. counsel for the intervener.

An application under Order I rule 10 CPC has already been filed by the intervener, but Id. proxy counsel for the appellant is not aware whether the same has been received by the appellant or by the counsel as the appellant is admitted in ICU, whereas the counsel is not available because of bereavement in the family.

In view of same, put up for arguments on application under Order I rule 10 CPC as well as appeal on **19.11.2026.**

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 884/25 & 885/25

24.07.2026

Present : Sh. Y. K. Sharma, counsel for the appellant.
Sh. Avishek Kumar, Ld counsel for the respondent.

An adjournment is sought on behalf of the appellant as the counsel is not ready with the arguments.

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 **19.11.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 341/22 & 342/22
Harender Kumar Vs. MCD

24.07.2026

Present : Sh. Atul Kumar Sharma, Ld. counsel for the appellant.
Sh. Anubhav Gupta and Ms Anchal Rajput, Ld. counsels
for the respondent.

Arguments heard on the appeal.

The appellant has challenged the impugned demolition order dated 19.07.2017 and sealing order dated 27.07.2017 passed in respect of his property bearing no. B-9, Part, near Mawi Hospital, Nehru Vihar, Main Karawal Nagar Road, New Delhi on several grounds including that none of the show cause notices nor the impugned orders were served upon him.

I have perused the record.

The record of the sealing file and of the demolition file does not contain any proof of service of show cause notice and that orders. The principles of natural justice of providing of opportunity of reply and being heard was not granted to the appellant.

In these facts, the impugned orders are set aside with directions to the respondents to pass a speaking order after giving opportunity to the appellant to file reply to show cause notice and after giving personal hearing to

..contd.2

: 2 :

the appellant. Show cause notice stands served through this appeal. The appellant shall appear with reply to the show cause notices before the Quasi Judicial Authority on 10.08.2026 at 2.00 pm and the speaking order be passed within 6 weeks of conclusion of the hearing.

Both the aforesaid appeals are allowed.

The property of the appellant be desealed, but the appellant is directed not to raise any further construction in the property in question.

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
24.07.2026

A.No. 326/26

24.07.2026

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

Fresh vakalatnama filed on behalf of the appellant and time sought to inspect the record on the ground that he has recently been engaged.

Same is opposed.

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

Put up for further arguments on **03.09.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 416/26

24.07.2026

Present : Ms. Pariksha Sahay, Ld counsel for the appellant along with appellant.
Ms. Kirti Aggarwal, Ld. proxy counsel for Sh. V.K. Aggarwal, counsel for the respondent/MCD. Fresh Vakalatnama filed, same is taken on record.
Sh. G.S. Bhatia and Sh. Bharat, Ld. counsel for the respondent no. 2.
Sh. Prabhat Ranjan, Ld. counsel for the respondent no. 4 and 5.

Reply to the appeal by R-2 and R-3 and R-7 filed. Copy supplied.

Arguments heard at length.

Put up for orders on **29.07.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026

A.No. 299/17

24.07.2026

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

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

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
24.07.2026