A.No. 943/26

28.09.2026

Fresh appeal received. It be checked and registered.

Present : Sh. Yudhister Sharma and Sh. Kabir Rathi, 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).

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 **09.10.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 944/26
District 321 A Lions Service Trust vs. MCD

28.09.2026
Fresh appeal received. It be checked and registered.

Present : Sh. Dalip Rastogi, 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 no. 809/26 on **05.11.2026**.

Till next date of hearing, no coercive action be taken against the property of appellant in pursuance of the sealing order dated 18.08.2026. 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
28.09.2026

A.No. 945/26

28.09.2026

Fresh appeal received. It be checked and registered.

Present : Sh. Vikrant Dabas, 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 **05.10.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 663/25

28.09.2026

Present : Mohd. Noorain Jawaid, Ld. counsel for the appellant along with appellant.

File is taken up today on an application of early hearing filed on behalf of the appellant.

The next date of hearing in the matter is 19.11.2026. The appeal is of the year 2025. In view of the heavy pendency, no early hearing is possible. The application is dismissed.

Put up on the date fixed i.e. **19.11.2026** for the purpose fixed.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 727/25

28.09.2026

Present : Sh. P.S. Sharma, Ld counsel for the appellant.
Sh. V.K. Aggarwal, Ld counsel for the respondent.

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

Arguments heard on the interim application seeking temporary desealing of the property till disposal of the appeal.

As per the office record, the show cause notice u/s 345-A DMC Act was duly served upon the appellant through speed post for which track consignment report is available.

Coming to the interim application. The appellant entered into a collaboration agreement for redeveloping the property on 12.07.2013 which was much later to the cut-off date of protection under National Capital Territory of Delhi Laws (Special Provision) Second Amendment Act, 2011 which is 08.02.2007.

No prima facie case is made out. The interim application is dismissed.

Nothing said hereinabove shall tantamount to have any expression on the merits of the case.

….contd.2

It is the grievance of the appellant that no action has been taken against the first and second floor of the property after three weeks' protection granted by the Hon'ble High Court expired. Respondent is directed to file the status report/action taken report in respect of the first and second floor of the property on the next date of hearing.

Put up for arguments on the application seeking of delay and appeal on **25.11.2026.**

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 762/26

28.09.2026

Present : Sh. H.S. Sodhi, Ld counsel for the appellant along with appellant.
Ms. Deepika Kumar, Ld counsel for the respondent.

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 with arguments on the pending applications as well as appeal with connected appeal on **03.11.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 777/26

28.09.2026

Present : Sh. Keshav Sethi, Ld counsel for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent along with Sh. Sandeep Sharma, LI.

Status report is filed by the MCD, copy supplied.

The record has been produced, seen and returned.

The appellant has filed two appeals against the two sealing orders in respect of basement and ground floor of property no. 60, Rani Jhansi Road, Motia Khan, New Delhi. The appeal in respect of basement is listed for 09.10.2026. The appellant is willing and ready to pay the misuser charges.

The respondent is directed to temporary deseal the ground floor and basement to calculate the misuser charges and to reseal the same after taking measurement of the property and to file the status report on 09.10.2026.

The misuser charges be informed to the appellant as soon as they are calculated so that same can be deposited before the next date of hearing.

Put up for further proceedings/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/28.9.26

A.No. 912/26, 913/26, 914/26, 915/26, 916/26, 917/26 & 918/26

28.09.2026

Present : Sh. Rajat Singh, Ld counsel for the appellant.

Files are taken up today on the applications of early hearing filed on behalf of the appellant.

The next date of hearing in the matters is 30.11.2026. The appeals are of the year 2026. In view of the heavy pendency, no early hearing is possible. The applications are dismissed.

Put up on the date fixed i.e. **30.11.2026** for the purpose fixed.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 852/16 & 868/16

28.09.2026

Present : None for the appellant.
Sh. R.K. Kashyap, Ld counsel for the respondent joined through VC in appeal no. 852/16 joined through VC.
Sh. A.L. Agnihotri, Ld counsel for the respondent in appeal no. 868/16.

It is stated by the ld. counsel appearing for the MCD in appeal no. 852/16 that he received a message and call from the ld. counsel for the appellant that he will not be able to appear today because of fracture of pelvis bone of his father.

Previous cost has also not yet been paid.

Put up for arguments as per the last order on **30.11.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 184/18, 185/18 & 186/18

28.09.2026

Present : Sh. Deepak Rikhari, Ld counsel for the appellant 184/18 &185/18 joined through VC. along with appellant
Son of the appellant in person in appeal no. 186/18.
Ms. Priyanka Marwah, Ld. counsel for the respondent in appeal no. 185/18.
Sh. Umang Mittal, Ld counsel for the respondent in appeal no. 184/18 & 186/18 joined through VC.

Respondent seeks some more time to file reply to the application of the appellant in appeal no. 184/18 and 185/18 seeking permission to place on record the additional documents as the property tax relied in this application is old.

Let the reply be filed on or before the next date with advance copy to the appellant.

In appeal no. 186/18, the appellant intends to place on record one pen-drive containing the marriage ceremony of his daughter. Same request was made on the last date of hearing, but no application as required has been filed.

Put up for reply and arguments on the aforesaid application on **10.12.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 284/20

28.09.2026

Present : Sh. Vipin Nandwani, Ld counsel for the appellant.
Sh. V.K. Aggarwal, Ld counsel for the respondent.

Part arguments heard.

Put up for further 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
28.09.2026

A.No. 115/21

28.09.2026

Present : Sh. Ashutosh Kumar Singh, Ld. proxy counsel for the appellant.
Sh. Saurav Bhasin and Ms. Shubhra Parashar, Ld counsel for the respondent/DDA along with Sh. Vipin Maurya, JE, DDA.

An adjournment is sought on behalf of the appellant as main counsel Sh. Arpan Rathore has suffered with a heart attacked and advised for bed rest.

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.

Put up for arguments on **11.01.2027**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 150/22

28.09.2026

Present : Ms. Ishika, Ld. proxy counsel for the appellant.
Sh. V.K. Aggarwa, ld. proxy counsel for Sh. Chetan Hasija , Ld counsel for the respondent.
Sh. Rupesh Sharma, ld. counsel for the intervener.

Photographs filed by the intervener. Copies of the same be supplied to the ld counsels for the appellant and respondent.

Ld. proxy counsel for the appellant seeks pass over in the matter as the main counsel is held up in traffic jam due to rain.

An adjournment is also sought on behalf of the respondent as main counsel has recently been engated and is not available today.

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 **19.01.2027**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 556/22 & 557/22

28.09.2026

Present : Sh. Satvinder Singh and Sh. Yash Chopra, Ld counsel for the appellant.
Sh. H.R. Aggarwal, Ld counsel for the respondent.
Sh. Rudresh, Ld. proxy counsel for the intervener/ applicant Mohd. Zubair.

Common status report with photographs is filed by the MCD, copy supplied.

Ld. counsel for the appellant seeks time to go through the said report and to argue the matter.

At request, put up for arguments on **18.01.2027.**

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 417/23
Sukanta Dutta and Anr. Vs. MCD

28.09.2026

Present : Sh. Suraj Kumar Modi, Ld counsel for the appellant.
Sh. Umesh Burnwal, Ld counsel for the respondent joined through VC.

An application seeking withdrawal of the appeal along with fresh vakalatnama filed for the appellant.

It is stated that subject property which is third floor of property No. J-148, Saket, New Delhi has been regularized and therefore, the appeal may be dismissed as withdrawn.

In view of the above submissions, same the present appeal is dismissed 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
28.09.2026

A.No. 70/23 (M), 71/23 (M), 72/23 (M) & 73/23 (M)

28.09.2026

Present : Sh. Arjun Malik, Ld counsel for the appellant joined through VC.
Sh. V.K. Aggarwal, Ld. counsel for the respondent in A. No. 70/23 (M) & 72/23 (M)
Sh. Mohit Sharma, Ld counsel for the respondent in 71/23 (M) & 73/23 (M)
Sh. Preetam Chabra, for the non-applicant/appellant nos. 2 & 3 joined through VC.

Ld. counsel for the respondent seeks some more time to file status report as directed on the last date of hearing.

At request, put up for filing status report and arguments on **22.01.2027**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 287/24 : Kailash Chand Jain Vs. MCD
A.No. 289/24 : Kailash Chand Jain Vs. MCD
A.No. 288/24 : M/s Digamber Builders and Land Developer (P) Ltd. Vs. MCD

28.09.2026

Present : Sh. Paran Kumar, Ld counsel for the appellant along with appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

Ld. counsel for the appellant submits that the properties in question have already been registered under PM Uday Yojna and further steps are being taken to get it regularized as per the notification dated 06.04.2026.

Ld. counsel for the appellant as well as appellant Kailash Chand submit that in view of the above, they want to withdraw the aforesaid appeals and they may be permitted to withdraw the aforesaid appeals with liberty to approach this Tribunal, if required.

Statement of the appellant in appeals no. 287/24 and 298/24 as well as ld. counsel for the appellant in appeal n. 288/24 recorded separately to this effect.

In view of the statement made by the appellant and ld. counsel for the appellants, **the aforesaid appeals are disposed off as withdrawn** with liberty subject to 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
28.09.2026

A.No. 450/24

28.09.2026

Present : Sh. Piyush Dhawal, Ld. proxy counsel for the appellant.
Sh. S. Adil Hussain, ld counsel for the respondent joined through VC.

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

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.

At request, put up for arguments on **18.01.2027**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 544/24
Geeta Rani @ Geeta Sharma Vs. MCD

28.09.2026
Present : Sh. Alamgir, Ld. counsel for the appellant.
Sh. V.K. Aggarwal, Ld. counsel for the respondent.
Sh. Sriniwas, AE(B) in person.

Arguments heard.

The respondent has booked the unauthorized construction in the shape of ground and first floor in property no. F-94, Gali no. 9, West Jyoti Nagar, vide show cause notice dated 23.10.2017 followed by the demolition order which is 06.11.2017. The booking is only for the ground and first floor whereas even as per the affidavit and site plan filed by the appellant, there is some construction on the upper floors as well.

It appears that the said booking was done only on a High Court case without physically inspecting the property.

In these facts, the impugned demolition order is set aside with liberty to the MCD to book the property afresh as per law and considering the existing construction.

With above observation, the appeal stands disposed of.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No., 545/24

28.09.2026

Present : Sh. Alamgir, Ld. counsel for the appellant along with some of the appellants.
Sh. Ashutosh Gupta, Ld counsel for the respondent.
Sh. Sriniwas, AE(B) in person.

Part arguments heard.

Ld counsel for the appellant seeks time to file certain documents in respect of the first and second floor construction.

At request, put up for further arguments on **18.01.2027**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 546/24

28.09.2026

Present : Sh. Alamgir, Ld. counsel for the appellant along with some of the appellants.
Sh. Ashutosh Gupta, Ld counsel for the respondent.
Sh. Sriniwas, AE(B) in person.

Part arguments heard.

Ld counsel for the appellant seeks time to file certain documents relating to house-tax in respect of the subject property.

At request, put up for further arguments on **18.01.2027**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 547/24
Krishna Devi vs. MCD

28.09.2026

Present : Sh. Alamgir, Ld. counsel for the appellant along with some of the appellants.
Sh. Mohit Sharma, Ld counsel for the respondent.
Sh. Sriniwas, AE(B) in person.
Arguments heard. File perused.

The respondent has booked the unauthorized construction in the shape of ground and first floor in property no. F-116, Gali no. 10, West Jyoti Nagar, vide show cause notice dated 23.10.2017 followed by the demolition order which is 06.11.2017. The booking is only for the ground and first floor whereas even as per the affidavit and site plan filed by the appellant, there is some construction on the upper floors as well.

It appears that the said booking was done only on a High Court case without physically inspecting the property.

In these facts, the impugned demolition order is set aside with liberty to the MCD to book the property afresh as per law and considering the existing construction.

With above observation, the appeal stands disposed of.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 548/24
Yagya Deo Vs. MCD

28.09.2026

Present : Sh. Alamgir, Ld. counsel for the appellant along with some of the appellants.
Sh. Sanjeet Kumar, proxy counsel for Sh. Pritish Sabharwal, Ld. counsel for respondent.
Sh. Sriniwas, AE(B) in person.

Arguments heard. File perused.

The property no. F-85, Gali no. 9, West Jyoti Nagar, Delhi, was booked vide show cause notice dated 23.10.2017 which was replied by the appellant on 07.11.2017 along with bunch of documents. The demolition order was passed on 06.11.2017 recording that no reply has been received till date.

Though, it is correct that the reply was received after passing of the demolition order, however, considering that there is no exact date as to when the show cause notice was received by the appellant, the demolition order dated 06.11.2017 is set aside with directions to the respondents to pass a speaking order after considering the reply dated 07.11.2017 and documents submitted by the appellant and after giving personal hearing to the appellant.

The appellant shall appear before the Quasi Judicial Authority on 28.10.2026 at 3.00 pm and the speaking order be passed within 6 weeks of conclusion of the hearing.

….contd.2

With the above observation, the appeal stands disposed of.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 549/24
Pradeep Kumar Sharma Vs. MCD

28.09.2026

Present : Sh. Alamgir, Ld. counsel for the appellant along with some of the appellants.
Sh. Sanjeet Kumar, proxy counsel for Sh. Pritish Sabharwal, Ld. counsel for respondent.
Sh. Sriniwas, AE(B) in person.

Arguments heard. File perused.

The property no. F-91, Gali no. 9, West Jyoti Nagar, Delhi, was booked vide show cause notice dated 23.10.2017 which was replied by the appellant on 07.11.2017 along with bunch of documents. The demolition order was passed on 06.11.2017 recording that no reply has been received till date.

Though, it is correct that the reply was received after passing of the demolition order, however, considering that there is no exact date as to when the show cause notice was received by the appellant, the demolition order dated 06.11.2017 is set aside with directions to the respondents to pass a speaking order after considering the reply dated 07.11.2017 and documents submitted by the appellant and after giving personal hearing to the appellant.

The appellant shall appear before the Quasi Judicial Authority on 28.10.2026 at 3.00 pm and the speaking order be passed within 6 weeks of conclusion of the hearing.

...contd.2

With the above observation, the appeal stands disposed of.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 550/24
Chandrawati Vs. MCD
28.09.2026

Present : Sh. Alamgir, Ld. counsel for the appellant along with some of the appellants.
Sh. Atul Tanwar, Ld. Standing Counsel for respondent joined through VC alogn with .
Sh. Sriniwas, AE(B) in person.

Arguments heard. File perused.

The respondent has booked the unauthorized construction in the shape of ground and first floor in property no. F-88, Gali no. 9, West Jyoti Nagar, vide show cause notice dated 23.10.2017 followed by the demolition order which is 06.11.2017. The booking is only for the ground and first floor whereas even as per the affidavit and site plan filed by the appellant, there is some construction on the upper floors as well.

It appears that the said booking was done only on a High Court case without physically inspecting the property.

In these facts, the impugned demolition order is set aside with liberty to the MCD to book the property afresh as per law and considering the existing construction.

With above observation, the appeal stands disposed of.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 551/24

28.09.2026

Present : Sh. Alamgir, Ld. counsel for the appellant along with some of the appellants.
Sh. Atul Tanwar, Ld. Standing counsel for respondent joined through VC along with Sh. Akash Tanwar and Sh. Vaibhav Sanwal, Advocates.
Sh. Sriniwas, AE(B) in person.

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

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

Ld counsel for the appellant seeks time to file certain documents in respect of the subject property.

At request, put up for further arguments on **18.01.2027**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 552/24
Suresh Kumar Vs. MCD

28.09.2026

Present : Sh. Alamgir, Ld. counsel for the appellant.
Sh. Sanjeet Kuamr, Ld. Proxy counsel for Sh. Pritish Sabbharwal, counsel the respondent.
Sh. Sriniwas, AE(B) in person.

Arguments heard. File perused.

The respondent has booked the unauthorized construction in the shape of ground floor in property no. F-113, Gali no. 10, West Jyoti Nagar, vide show cause notice dated 23.10.2017 followed by the demolition order which is 06.11.2017. The booking is only for the ground floor whereas even as per the affidavit and site plan filed by the appellant, there is some construction on the upper floors as well.

It appears that the said booking was done only on a High Court case without physically inspecting the property.

In these facts, the impugned demolition order is set aside with liberty to the MCD to book the property afresh as per law and considering the existing construction.

With above observation, the appeal stands disposed of.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 553/24

28.09.2026

Present : Sh. Alamgir, Ld. counsel for the appellant
Sh. Ashutosh Gupta, Ld counsel for the respondent
Sh. Sriniwas, AE(B) in person.

Part arguments heard.

Ld counsel for the appellant seeks time to file certain documents in support of his arguments.

At request, put up for further arguments on **18.01.2027**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 561/24

28.09.2026

Present : Sh. G.R. Verma and Sh. H.K. Sharma, Ld counsel for the appellant.
Sh. H.R. Aggarwal, Ld counsel for the respondent.

It is stated by the ld counsel for the appellant that the appellant has applied for regularization of the existing structure since 20.01.2025 which is still pending. Copy of the said application supplied to the ld counsel for the respondent.

Let the status report qua this application be filed on the next date of hearing.

Put up for awaiting status report and arguments on **18.01.2027**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 604/24

28.09.2026

Present : Ms. Mansi Bhardwaj, Ld counsel for the appellant.
Sh. Ashutosh Gupta , Ld counsel for the respondent.

It is stated by the ld counsel for the appellant that the appellant has applied for reconsideration of regularization application on 25.09.2026 after obtaining the survival member certificate. Copy of application filed and also supplied to the ld counsel for the respondent.

Let the status report qua this application be filed on the next date of hearing.

Put up for awaiting status report and arguments on **04.02.2027**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 605/24

28.09.2026

Present : Sh. K.B.B. Singh, Ld counsel for the appellant.
None for the respondent.

None has appeared for the respondent despite repeated calls.

No adverse order is being passed today.

Put up for arguments on **01.02.2027**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 696/24

28.09.2026

Present : Sh. Thakur Sumit, ld counsel for the appellant joined through VC along with Sh. Malaya Kumar Chand, adv.
None for the respondent/MCD.

MCD has not filed status report as per the last order.

Let a notice be issued to the AE(B) to remain present in the court along with status report on the next date of hearing.

Put up for awaiting status report and arguments on **03.02.2027.**

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 721/24

28.09.2026

Present : Sh. Banka Bihari Panda, ld counsel for the appellant joined through VC along with Sh. Mahender Kumar, Advocate in person.
Sh. Nandan Goel, Ld counsel for the respondent joined through VC.

Part arguments heard.

An adjournment is sought on behalf of the appellant as main counsel has to appear before some other court in some urgent matter.

At request, put up for further arguments on **13.01.2027.**

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 1060/24

28.09.2026

Present : Sh. Divyam Duggal, son of the appellant in person.
Sh. Madan Sagar, Ld counsel for the respondent.

An adjournment is sought on behalf of the appellant as main counsel is not available today due to illness of his father.

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.

Put up for arguments on **05.02.2027**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 273/25

28.09.2026

Present : Sh. Tanish Arora, 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, advocates.

An adjournment is sought on behalf of the appellant as main counsel Sh. Hemant Sharma is not well today.

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.

At request, put up for arguments on **04.02.2027**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 640/25

28.09.2026

Present : Sh. Areeb Ahmad, Ld counsel for the appellant joined through VC along with appellant no. 1 in person.
Sh. Sahil Aeron, Ld counsel for the respondent joined through VC along with Sh. Sachit Aeron, Advocate. Fresh Vakalatnama filed, same is taken on record

It is stated for the appellant that the appellant no. 2 has passed away and ld. counsel seeks some time to take appropriate steps in this regard.

At request, put up for further proceedings on **01.02.2027.**

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 688/25

28.09.2026

Present : Sh. Munish Chauhan, Ld counsel for the appellant joined through VC.
Sh. V.K. Aggarwal, Ld counsel for the respondent.
Sh. Akshat Garg, Ld. proxy counsel for Sh. Kamal Garg, counsel for the respondent no. 3 to 5.
Sh. Mayank Sharma, ld counsel for the respondent no. 6/TPDDL.

An adjournment is sought on behalf of the respondent no. 3 to 5 as main counsel Sh. Kamal Garg is held up before Hon'ble High Court

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 **01.02.2027**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 845/25
Mohd. Shafiq Vs. MCD

28.09.2026
Present : Sh. Himal Akhtar, Mohd. Javed, Sh. Juned Salman, Sh. Faraz Khan, Ms. Rehana and Sh. Suhail Khan, Ld counsels for the appellant.
Sh. Paras Aggarwal, Ld counsel for the respondent.
Sh. Akhil Sharma, ld. counsel for the intervener.

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

Reply to this application also filed. Reply 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

….contd.2

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

Arguments on the appeal also heard.

The show cause notice was issued in the name of Mr. Shami, which was duly replied by the appellant followed by the demolition order in the name of the appellant Mr. Mohd. Shafiq. Further, the demolition order records that reply is not satisfactory.

On both these accounts, the demolition order dated 24.11.2025 passed in respect of property no. 6916 and 6917, Beriwala Bagh, Azad Market, Delhi-110006 is set aside with directions to the respondents to pass a speaking order after considering the reply and documents to be submitted by the appellant and after giving personal hearing to the appellant. The demolition order shall be considered as show cause notice.

The appellant shall appear before the Quasi Judicial Authority on 28.10.2026 at 2.00 pm and the speaking order be passed within 6 weeks of conclusion of the hearing.

With the above observation, the appeal stands disposed of.

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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
28.09.2026

A.No. 83/26
Kundan Chitkara Vs. MCD

28.09.2026

Present : Sh. Akshay Bhatia, Ld counsel for the appellant.
Sh. Ashutosh Gupta , Ld counsel for the respondent.

Arguments heard.

The respondent vide show cause notice dated 01.09.2025 booked the unauthorized construction and amalgamation of property no. 2417 and 2418, Hudson Lane, Delhi, in the shape of entire ground to third floor and basement already booked vide booking dated 11.05.2017.

The show cause notice was duly replied by the appellant who is concerned about the second and third floor of the property.

Ld counsel for the appellant has argued that the construction at the third floor is also old and entitled protection under National Capital Territory of Delhi Laws (Special Provision) Second Amendment Act, 2011 and further the impugned demolition order violates the principles laid down by the Hon'ble Supreme Court of India IN RE… directions in the matter of demolition of structures (2025) 5 Supreme Court Cases 1.

…..contd.2

Ld. counsel for the respondent/MCD on the other hand has argued that the reply of the appellant was duly considered by the Quasi Judicial Authority and thereafter, personal hearings were provided and considering that there is a sanctioned building plan of 1991 from basement to second floor, protection was granted to the property upto second floor and no protection was given to the third floor and some portion at first floor.

I have perused the record.

The appellant is concerned only about the third floor as the protection has already been granted to the second floor owned by him. The registered title documents of the appellant show that he purchased the second floor with roof rights on 13.06.2016 and as on that date, there was no construction at the terrace of the second floor. The photographs filed by the appellant clearly show the ongoing constructions on the terrace of the second floor and the property was booked at that time.

There is no material on record to support the plea of the appellant that the third floor is prior to 08.02.2007 and is entitled to protection under National Capital Territory of Delhi Laws (Special Provision) Second Amendment Act, 2011. It is also not disputed that there is only stair in the two properties no. 2417 and 2418 which amounts to amalgamation of two properties.

….contd.3

Coming to the aspect of non-compliance of the directions of the Hon'ble Supreme Court of India given in the judgment of Hon'ble Supreme Court of India IN RE… directions in the matter of demolition of structures (2025) 5 Supreme Court Cases 1, the appellant applied for regularization of the third floor and same was rejected for misrepresentations of facts and because of amalgamation of two properties apart from non-compliance of Invalid notice and the appellant being into the profession of builder is well aware about his rights in respect of compounding and regularization of the properties.

There is no merit in the appeal and same 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
28.09.2026

A.No. 425/26 & 552/26

28.09.2026

Present : Sh. Aagam Jain and Sh. Bal Kishan, Ld counsel for the appellant.
Sh. Paras Aggarwal, Ld counsel for the respondent in appeal no. 552/26.
Sh. Ashutosh Gupta, ld counsel for the respondent in appeal no. 435/26.
Intervener in person.

An adjournment is sought by the counsel for the appellant as his phone in which all the material/documents were preserved, got damaged and he needs some time to prepare 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 **30.11.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 249/07

28.09.2026

Present : Sh. Manoj Sharma, Ld counsel for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

Ld. counsel for the respondent/MCD seeks some time to file the copy of the notification as mentioned in the last order.

Put up for awaiting the said notification/arguments on **13.10.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
28.09.2026

A.No. 907/24

28.09.2026

Present : Sh. Arjun Malik, Ld counsel for the appellant.
Sh. V.K. Aggarwal, Ld counsel for the respondent/MCD.
Sh. R.K. Singh, Ld. proxy counsel for Sh. Anupam Sharma, counsel for DDA.

Vide separate judgment of even date, the present 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
28.09.2026