A.No. 953/26
Shyam Sunder Trehan and Anr. Vs. MCD

05.10.2026
Fresh appeal received. It be checked and registered.
Present : Sh. K.N. Singh, Ld counsel for the appellant joined through VC along with appellant no. 1 in person.

Submissions heard. File perused.

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

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

Put up for arguments on interim application(s) and appeal on 11.01.2027.

Till next date of hearing, no coercive action be taken against the property of appellant i.e. ground floor of property no. J-6/130, Rajouri Garden, New Delhi, in pursuance of the demolition order dated 10.09.2026. 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
05.10.2026

A.No. 972/26

05.10.2026

Fresh appeal received. It be checked and registered.

Present : Sh. Pradeep Kumar Pandey and Ms. Ruby Kumari, Ld counsels for the appellant along with appellants.

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 **12.10.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 973/26
Alok and Anr. Vs. DDA

05.10.2026
Fresh appeal received. It be checked and registered.
Present : Sh. Deepak Vashisht, Ld counsel for the appellant along with appellants.

Submissions heard. File perused.

Issue notice of interim application(s) as well as appeal to the respondent/DDA through concerned Chief Legal Advisor 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 **04.12.2026**.

Till next date of hearing, no coercive action be taken against the property of appellant i.e. Flat no. 477, DDA SFS Flat, Pkt. 1, Sector-22, Dwarka, New Delhi, in pursuance of the demolition order dated 30.09.2026. 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.

Copy of this order be given dasti, as requested.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 362/25
Nitin Saxena and Anr. Vs.MCD

05.10.2026

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

File is taken up today on an application of early hearing as well as an application seeking withdrawal of the appeal.

Ld. counsel for the respondent accepts notice of this application and seeks time to file the reply.

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

Statement of ld. counsel for the appellant recorded separately to this effect.

Put up on dated already fixed i.e. **06.10.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 71/26

05.10.2026

Present : Sh. Sourya Singh, Ld. Proxy counsel for the appellant.
None for the respondent.

An adjournment is sought on behalf of the appellant as main counsel Ms. Deepti Chauhan is not available today because her mother is in ICU.

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

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

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
05.10.2026

A.No. 436/26

05.10.2026

Present : Sh. Chirag Jamwal and Sh. Nikhil Bhola, Ld counsels for the appellant.
Sh. Ashutosh Gupta , Ld counsel for the respondent.

Status report is filed by the MCD, copy supplied.

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

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

Reply, if any, to the application seeking condonation of delay be filed within 4 weeks with advance copy to the other side.

At request, put up for arguments on the aforesaid application as well as appeal on **16.12.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 662/26

05.10.2026

Present : Ms. Suman Kapoor and Ms. Garima, Ld counsels for the appellant.

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

The next date of hearing in the matter is 03.12.2026. The appeal is of the year 2026. In view of the heavy pendency, no early hearing is possible. The application is dismissed.

Put up on the date fixed i.e. 03.12.2026 for the purpose fixed.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 698/26

05.10.2026

Present : Sh. Harshit Kishore, Ld counsel for the appellant joined through VC along with Sh. Harshit Kishore, Adv.
Sh. Avishek Kumar, Ld counsel for the respondent along with Sh. Sriniwas, AE(B). Fresh Vakalatnama filed, same is taken on record.

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.

Affidavit on behalf of the appellant filed along with site plan in respect of ROW of the road abutting the subject property stated to be 10 meter wide.

The respondent is directed to verify the ROW of the road abutting the subject property and to file the status report on next date of hearing.

Put up for arguments on **18.12.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 711/26

05.10.2026

Present : Sh. Suhail Khan, Ms. Mariam Nizami and Sh. Sankalp Malik, Ld counsel for the appellant.
Sh. Paras Aggarwal, Ld counsel for the respondent.

Ld. counsel for the respondent seeks time to file the status report and record. Let the same be so filed on or before the next date of hearing and the record can be inspected by the ld counsel for the appellant.

In the meantime, notice be issued to R-2 for next date of hearing.

Put up for awaiting record and 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
05.10.2026

A.No. 714/26 & 715/26

05.10.2026

Present : Sh. Kailash Sharma, Ms. Nishi Jain and Ms. Pushpanjali Tripathi, Ld counsels for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

Status report is filed by the MCD, copy supplied.

Record of the subject property is tagged with appeal no. 591/2026 stated to be listed on 13.10.2026.

Ld counsel for the appellant is permitted to inspect the record and to take certified copy of the same tagged in that appeal.

At request, put up for arguments with connected appeal 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
05.10.2026

A.No. 738/26

05.10.2026

Present : Sh. A.N. Tiwari, Ld counsel for the appellant.
Sh. S. Adil Hussain, Ld counsel for the respondent. Memo of appearance filed.
R-2 in person. He has filed vakalatnama of his counsel. Same is taken on record.

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.

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

At request, put up for arguments on **30.11.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 37/26 (M)

05.10.2026

Present : Sh. Shekhar Nanawati, Ld counsel for the appellant.
Dr. Sanjay Sharma and Sh. Prakash Saxena, Ld counsels for the respondent/DDA.

Ld. counsel for the respondent seeks copy of the application. Same is supplied today in the court.

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

Put up for reply, if any and arguments on **05.11.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 881/26

05.10.2026

Present : Sh. G.M. Farooqui, Ld counsel for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent along with Sh. Jitender Dabas, AE(B).
Sh. Sanjay Kumar Pathak, ld. Standing counsel along with Sh. Dheeraj Kumar Singh, Special Counsel and Sh. Hanu Prashar and Sh. Abhay Verma, Advocates for GNCT (Revenue Department)

This is an application of the respondent under Order XXXIX rule 4 CPC.

Ld counsel for the appellant seeks time to file reply to this application and submits that the application may be listed for the date fixed.

Same is opposed by the ld counsel for the respondent on the ground that there is some urgency in the matter and that is why, this application was filed.

Let the reply be filed within a week with advance copy to the opposite side.

Put up for arguments on this application on **15.10.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 933/26

05.10.2026

Present : Sh. Nirmit Gaur, Ld counsel for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent along with Sh. Krishan Kumar, AE(B), NZ.

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 appellants have already applied for regularization and Invalid Notice has already been issued on 30.09.2026 pointing out non-compoundable deviations in the property.

Because of this application only, no coercive action be taken against the property of appellant in pursuance of the impugned order till the regularization application is decided. 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.

At request, put up for arguments on **07.01.2027**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 941/26

05.10.2026

Present : Sh. Akhil Gupta, Ld counsel for the appellant along with appellant.
Sh. V.K. Aggarwal, Ld counsel for the respondent. Memo of appearance filed.

Affidavit of measurement along with site plan filed on behalf of the appellant. 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 **06.10.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 945/26

05.10.2026

Present : Sh. Monesh Sharma along with Ms. Ami Sisodia, Ld counsels for the appellant.
Sh. Abheet Mangleek, Ld counsel for the respondent along with Sh. Vimal Kumar, JE(B), NWZ. Fresh Vakalatnama filed, same is taken on record

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 challenged the demolition order dated 13.07.2026 stated to be received on 01.08.2026, but there is no application seeking condonation of delay.

Let the same be filed with advance copy to the ld counsel for the respondent, who is directed to file reply if required before the next date of hearing.

Ld counsel for the appellant has raised several grievances including that no action has been taken against the other floors of the property and only the appellant has been targeted despite the fact that the demolition order has been passed for the entire property from ground to top floor. The appellant is concerned only about the third floor and its terrace and the demolition order is in respect of ground to top floor with amalgamation of two plots.

….contd.2

Office record shows that no action has been taken by the MCD against other floors.

The MCD is directed to file status report as well as action taken report in respect of action taken against unauthorized construction and amalgamation of two property no. D-16/255-256, Sector-07, Rohini, Delhi on next date of hearing.

Put up for further arguments on **19.01.2027**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 966/26

05.10.2026

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

Ld counsel for the appellant has filed certain documents along with list Same are taken on record.

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**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 45/26 (M)

05.10.2026

Present : Sh. V.K. Bajaj, Ld counsel for the appellant joined through VC.

Case file is taken on today on the application for review of the order/judgment filed on behalf of the appellant.

Let notice of this application be issued to the respondent for **20.11.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 148/18, 166/18 & 233/18

05.10.2026

Present : Ms. Nidhi Tiwari, Ld. proxy counsel for appellant.
Sh. V.K. Aggarwal, Ld counsel for the respondent.
Sh. Ashish Kumar Bhagat, ld. counsel for the intervener joined through VC along with Sh. Nikhil Anand, Advocate.

Fresh memo of appearance filed for the appellant and time sought to argue as the counsel has been recently engaged.

Same is strongly opposed as the appellant is having the benefit of interim protection since 23.02.2018 and thereafter, is only seeking time/adjournments on one and the other pretext.

Record shows that earlier also cost of Rs.5000/- was imposed on 12.07.2022 when the appellant sought adjournment. The appellant is enjoying the benefit of interim protection since about last 8 years and is only seeking time on one or the other ground.

However, in the interest of justice, one last and final opportunity is granted to the appellant to address the arguments on next date of hearing subject to the cost of Rs. 10,000/- to be deposited with the Registry of this Tribunal.

Put up for final 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
05.10.2026

A.No. 331/21

05.10.2026

Present : None for the appellants no. 1 and 2.
Sh. Sanjay Mishra, Ld counsel for the appellants no. 3 and 4 joined through VC along with Sh. Kartikey Mittal, Adv.
Sh. Ashutosh Gupta, Ld. counsel f for the respondent.

Status report is filed by the MCD, copy supplied.

Written arguments on behalf of the appellant no. 3 and 4 filed. Copy supplied.

Appellant no. 3 and 4 who alone are contesting this appeal, are directed to file their affidavits as to whether they are still the owners of the subject property and if yes, which portion and floor, on or before the next date of hearing.

Put up for further arguments on **07.12.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 16/23 & 212/23

05.10.2026

Present : Sh. Drone Diwan, Ld. proxy counsel for the appellants.
Sh. V.K. Aggarwal, Ld counsel for the respondent in appeal no. 16/23.
Sh. Ashutosh Gupta, ld. counsel for the respondent in appeal no. 212/23.
Sh. Abhishek Kaushik, Ld. counsel for the intervener along with intervener.

Ld. proxy counsel seeks pass over in the matter as the main counsel Sh. Ramesh Kumar, Senior Advocate, is held up before the Hon'ble High Court. In view of the heavy cause list, the pass over is not possible.

Ld. counsel for the appellant is directed to file written arguments with advance copy to the other sides. Ld. counsel for the intervener is also at liberty to file written arguments, if desired, with advance copy.

At request, put up for arguments on **14.12.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 583/23 & 584/23

05.10.2026

Present : None for the appellant
Sh. Amit Vohra, ld. counsel for the applicant of the application under Order XXII rule 10 CPC joined through VC.
Sh. Ashutosh Gupta, Ld counsel for the respondent.
None for the intervener.

An application under Order XXII rule 10 CPC for substitution of the appellant is pending.

The applicants has purchased the subject property by virtue of registered sale deed from the original appellant on 13.01.2025 which was after filing of these appeals.

In-facts, the application is allowed and the applicant Rajni Garg is impleaded as appellant in place of the original appellant. Amended memo of parties filed with the application is taken on record.

Put up for arguments on appeal 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
05.10.2026

A.No. 745/23 & 801/23

05.10.2026

Present : Sh. Hardik Aggarwal, Ld counsel for the appellant along with appellant.
Sh. Avishek Kumar, Ld. counsel for the respondent in appeal no. 745/23 through VC.
Sh. Ashutosh Gupta, Ld counsel for the respondent in appeal no. 801/23.

The appellant has placed on record copy of the sale deed in respect of the first floor of the property as per which the first floor was sold on 27.11.1996 by Smt. Kamla Rani who later sold the third floor to the appellant in 2022.

The appellant disputes the site plan of the third floor filed by the respondent along with status report dated 31.07.2026 and claims that the dimensions as well as the stairs have been wrongly mentioned in this site plan.

In these facts let joint inspection of the third floor be conducted by the AE(B) concerned on 12.10.2026 at 3.00 p.m. and the proceedings as well as the site plan prepared in the presence of the appellant should be got countersigned from the appellant. The property shall be temporarily desealed for this purpose and resealed after the inspection. Appellant is also at liberty to take photographs of the property and file the same on the next date of hearing.

Contd…2…

Put up for awaiting status report with site plan on **06.11.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 1006/24, 1007/24, 1008/24, 1015/24 & 1021/24

05.10.2026

Present : Sh. Inder Singh Dahiya , Ld counsel for the appellant joined through VC.
Sh. Paras Aggarwal, Ld counsel for the respondent in appeal Nos. 1006/24, 1007/24, 1008/24.
Sh. Madan Sagar, Ld. counsel for respondent in appeal No.1015/24.
Sh. V.K. Aggarwal Ld. counsel for respondent in appeal No.1021/24.

Ld. Counsel for the appellants seek adjournment on the ground that appellants want to get the construction regularized and shall apply for regularization. Same is opposed as the appeals are pending since last two years and no steps for regularization have been taken by the appellants.

Though applying for regularization after two years is no ground for adjournment however, in the interest of justice appellants are given last and final opportunity subject to cost of Rs.2000/- each in all the appeals.

Adjournment shall not be allowed on this ground on the next date of hearing.

There is no interim protection in these cases.

Put up for arguments on **01.02.2027**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 128/25, 129/25, 181/25 & 182/25

05.10.2026

Present : Sh. Sahil Gupta, Ld counsel for the appellant joined through VC

Sh. Ashutosh Gupta , Ld counsel for the respondent.

Ld. counsel for the appellant has placed on record three reports of DTU submitted before Hon'ble High Court in W.P.(C) no. 12923/2004. Copy supplied. As per this final report submitted by DTU before Hon'ble High Court, the demolition of existing structure has been suggested as the most viable solution.

The appellants have stated that let the property be demolished by the MCD in pursuance to the impugned demolition order.

The appellants who have challenged the demolition and sealing order, should withdraw their appeal and then approach the respondent seeking permission to demolish the existing structure subject to any order passed by Hon'ble High Court in the above stated writ petition stated to be listed on 09.10.2026.

Ld counsel for the appellant seeks time to take instructions in this regard.

At request, put up for arguments on **08.12.2026**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD/05.10.26

A.No. 223/25

05.10.2026

Present : Sh. Praveen Tyagi, Ld counsel for the appellant along with appellant.
Sh. Kamal Kishore Okharwal, Ld counsel for the respondent joined through VC.

Ld counsel for the appellant seeks time to file certain documents. Let the same be so filed along with list and advance copy be also supplied to the other side.

At request, put up for further arguments on **08.02.2027**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 303/25 & 304/25

05.10.2026

Present : None for the appellants.
Sh. Dharmvir Gupta, Ld counsel for the respondent.

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

No adverse order is being passed today.

Put up for arguments on **08.02.2027**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 395/25

05.10.2026

Present : Sh. R.K.Singh, Ld counsel for the appellant.
Ms. Jasleen Kaur, Ld counsel for the respondent joined through VC.

Arguments heard on the applications seeking condonation of delay of about 2 years in filing the aforesaid appeal. The demolition order dated 13.04.2023 as per the office record was never served upon the appellant as neither there is any proof of service nor any office noting. The delay is condoned.

The applications stand disposed of.

Part arguments heard on appeal.

The appellant is directed to file PTR forms for the year 2005-06 & 2006-07 and the respondent is directed to physically inspect the property and specify the covered area at the first floor and the second floor of property bearing DDA flat no. A-32, Kalkaji, New Delhi and to file the status report on next date of hearing. The appellant shall cooperate in this inspection.

At request, put up for arguments on appeal on **08.02.2027**.

…..contd.2

Till next date of hearing, no coercive action be taken against the property of appellant in pursuance of the impugned order. 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.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 432/25
R.S. Sandhu Vs. MCD

05.10.2026

Present : Sh. Vimal Dhingra and Sh. Sourav, Ld counsels for the appellant along with appellant..
Ms. Jasleen Kaur, Ld counsel for the respondent joined through VC.

An application seeking withdrawal of the aforesaid appeal filed.

Ld. counsel for the appellant submits that appellant wants to withdraw the aforesaid appeal and he may be permitted to withdraw the aforesaid appeal with liberty to file fresh appeal, if need arises.

Statement of the appellant recorded separately to this effect.

In view of the statement made by the appellant himself, the aforesaid appeal stands disposed off as withdrawn with liberty as prayed, as per the law of limitation.

The application seeking withdrawal also stands disposed of.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 750/25

05.10.2026

Present : Sh. Om Prakash, Ld counsel for the appellant.
Sh. Madan Sagar, Ld counsel for the respondent.

Part arguments heard.

Put up for further arguments on **08.02.2027**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 8/26 & 319/26

05.10.2026

Present : Sh. Vinay Rathi, Ld counsel for the appellants.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

Fresh memo of appearance filed on behalf of the appellant and an adjournment is sought by the counsel for the appellant as he has recently been engaged.

At request, put up for arguments as last and final opportunity to the appellant on **08.02.2027.**

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 218/26

05.10.2026

Present : Ms. Parul Agarwal, Ld counsel for the appellant.
Sh. Ashutosh Gupta , Ld counsel for the respondent.

Adjournment sought by the counsel for the appellant to address arguments as she is not ready with the arguments today.

At request, put up for arguments on **21.01.2027**.

There is no interim protection in the matter.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 283/26
Pooja Goyal Vs. MCD

05.10.2026

Present : Sh. Dinesh Gupta and Ms. Smita Singh, Ld counsel for the appellant.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

Status report is filed by the MCD, copy supplied.

As per this status report, there are four dwelling units in this property and therefore, four shops less than 20 sq. mtrs. each are permissible on the ground floor subject to payment of requisite conversion parking charges etc. There are total five shops at ground floor and all are lying sealed.

The appellant has deposited the misuser charges etc. on 07.01.2026 as per G-8 receipt filed with this appeal at running page no. 164.

In these facts, the sealing order is set aside and the respondent is directed to deseal the property of the appellant i.e. shop no. 1, at ground floor, property no. 583, Katra Neel, Gali Ghanteshwar, Chandni Chowk, Delhi-110006 by 16.10.2026 subject to undertaking to be filed by the appellants that the subject shops shall be used only for the purposes permissible under MPD-2021 & MPD-2047.

…..contd.2

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
05.10.2026

A.No. 308/26

05.10.2026

Present : Sh. Ojas Singh Sachdeva , Ld counsel for the appellant.
Sh. Tanuj Kumar, Ld. proxy counsel for Sh. Umang Mittal, counsel for the respondent.

An adjournment is sought on behalf of the respondent as main counsel Sh. Umang Mittal 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.

Put up for arguments on **08.02.2027**.

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

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 440/26
Ismail Vs. MCD

05.10.2026

Present : Sh. Ch. Rabindra Singh and Sh. Som Dutt Gupta, Ld counsels for the appellant.
Sh. Ayush Mittal, Ld counsel for the respondent joined through VC.

Arguments heard.

1. This is an appeal challenging the demolition order dated 10.04.2026 passed in respect of unauthorized construction in property no. 15/360, Trilok Puri, Delhi-110091 in the shape of basement to third floor with projections on municipal land. This is second round of litigation in respect of the same booking dated 05.03.2018 which resulted into demolition order dated 20.03.2018 which was challenged in appeal no. 545/25 which was allowed on 06.02.2026 and matter was remanded back for fresh decision after providing opportunity of being heard.
2. The appellant has challenged this order primarily on the ground that it is a non-speaking order which did not deal with the reply and documents of the appellant nor the Quasi Judicial Authority considered that the property is old and protected under National Capital Territory of Delhi Laws (Special Provision) Second Amendment Act, 2011.

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3. It was argued for the appellant that the respondent despite specific directions of this Tribunal given in previous appeal, did not consider the documents of the appellant which clearly shows that it is a residential property occupied since long. The impugned order is silent about the portion of the property which is protected and the portion which is unauthorized and in the absence of these details the impugned order is liable to be set-aside.
4. Ld counsel for the respondent on the other hand argued that except of an electricity bill showing date of energization as 14.07.2018 in respect of the first floor of this property, there is no other documents filed or relied by the appellant to show that the property exist prior to 08.02.2007 and therefore there are no merits in this appeal.
5. I have perused the record. This Tribunal while disposing of the earlier appeal no. 545/25 directed the respondent to pass speaking order after considering the reply of the appellant. Thereafter personal hearingwere given to the appellant and his documents were considered and the Quasi Judicial Authority came to the conclusion that the appellant failed to prove that the structure was built up prior to 08.02.2007. I do not find any ambiguity in the

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impugned order as the appellant has not filed any document even in this appeal to show that the property consisting of basement to third floor with projections on municipal land is prior to 08.02.2007 or even 01.06.2014 which are the two cut-off dates for protection under National Capital Territory of Delhi Laws (Special Provision) Second Amendment Act, 2011.

6. The documents like Adhar Card, Election Card, Ration Card, Delhi Jal Board connections are not relevant to show the existing structure of the property. The electricity bill relied by the appellant shows that the date of energization of the electricity connections of ground floor is 18.12.2012 and for the first floor is 14.07.2018. None of these two electricity connections help the appellant as far as the basement, second and third floor are concerned.
7. Further, the record shows that the property was booked on 05.03.2018 when the construction was ongoing as one mason was found working at site which clearly show that property was under construction at the time of booking.
8. The appellant who seeks protection under National Capital Territory of Delhi Laws (Special Provision) Second Amendment Act, 2011 has to show the

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relevant documents in the shape of property tax returns etc. that the property is in existing prior to cut-off date of protection. Respondent has shown that it was booked at the time of ongoing construction whereas the appellant has failed to show that the construction exist prior to cut-off date. The Adhar Card, Ration Card etc. may show that the property was used for residence but cannot show the extent of construction.

9. In these facts, the protection under National Capital Territory of Delhi Laws (Special Provision) Second Amendment Act, 2011 is not available in respect of subject property.
10. The demolition order is upheld, appeal stands dismissed.
11. 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
05.10.2026

A.No. 478/26

05.10.2026

Present : Sh. K.N. Singh, Ld counsel for the appellant joined through VC along with appellant in person.

Sh. Abheet Manglik, Ld counsel for the respondent with Sh. Rakesh Kumar AE(B) and Sh. S.R Dabi, ALO NEZ.

Status report along with copy of demolition order dated 18.09.2026 is filed by the MCD, copy supplied.

Ld. counsel for the appellant seeks time to go through the same.

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
05.10.2026

A.No. 555/26

05.10.2026

Present : Sh. Sameer Diwan, Ld counsel for the appellant along with appellant.
Sh. Ashutosh Gupta , Ld counsel for the respondent/MCD
None for the other respondents.

Arguments heard at length.

Put up for orders on **14.10.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 586/26

05.10.2026

Present : Sh. Satish Tamta, Senior counsel along with Ms. Nisha Narayanan, Ld counsel for the appellant.
Sh. V.K. Aggarwal, counsel the respondent joined through VC.
Sh. Navdeep Dev Singh, ld counsel for the private respondent no. 3 to 5.

Ld. counsel for the respondent no. 3 to 5 have filed reply to the appeal. Copy already supplied.

Part arguments heard.

At the request made by counsel for the respondent/MCD, who has left in post-lunch sessions due to illness of his mother, the matter is adjourned.

Put up for further arguments on **22.10.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 655/26

05.10.2026

Present : Sh. Ajay Sharma, Ld counsel for the appellant joined through VC.
Sh. Ashutosh Gupta, Ld counsel for the respondent.

An adjournment is sought by ld. counsel for the appellant as he is unable to appear today because of demise of his uncle.

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

Put up for arguments on **04.12.2026**.

(AMIT KUMAR)
Addl. District & Sessions Judge
P.O.: Appellate Tribunal, MCD
05.10.2026

A.No. 693/23

05.10.2026

Present : None for the appellant.
Ms. Jasleen Kaur, Ld counsel for the respondent joined through VC.
Intervener in person.

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
05.10.2026

A.No. 407/04 & 408/24

05.10.2026

Present : Ms. Parul Agarwal , Ld counsel for the appellant.
Sh. Ashutosh Gupta , Ld counsel for the respondent.

Vide common separate judgment of even date, the applications seeking condonation of delay is dismissed as a result the appeals are also 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
05.10.2026