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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ W.P.(C) 995/2026, CM APPL. 4835/2026 & CM APPL. 4837/2026

CAMPION PROPERTIES LIMITED

.....Petitioner

Through: Mr. Madhav Khurana, Senior Advocate with Ms. Nimrah Sameen Alvi, Advocate, Ms. Adyasha Nanda, Advocate, Mr. Teeksh Singhal, Advocate, Ms. Kashvi Bansal Advocates.

versus

DEPUTY DIRECTOR, DIRECTORATE OF ENFORCEMENT & ANR.

.....Respondents

Through: Mr Zoheb Hossain Spl Counsel for DoE Mr Vivek Gurnani Panel Counsel for DoE Mr Pranjal Tripathi adv Mr kartik sabharwal adv Ms. Tanvi Jain Advs.

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+ W.P.(C) 1024/2026, CM APPL. 4988/2026 & CM APPL. 4990/2026

RELIANCE REALTY LIMITED

.....Petitioner

Through: Mr. Siddharth Agarwal, Senior Advocate with Ms. Nimrah Sameen Alvi, Advocate, Ms. Adyasha Nanda, Advocate, Mr. Vishwajeet Singh Advocates.

versus

DEPUTY DIRECTOR, DIRECTORATE OF ENFORCEMENT & ANR.

.....Respondents

Through: Mr Zoheb Hossain Spl Counsel for DoE Mr Vivek Gurnani Panel Counsel for DoE Mr Pranjal Tripathi adv Mr kartik sabharwal adv Ms.



Tanvi Jain Advs.

CORAM:

HON'BLE MR. JUSTICE PURUSHAINDR KUMAR KAURAV

ORDER

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10.02.2026

1. Various submissions have been made by Mr. Siddharth Agarwal and Mr. Madhav Khurana, learned senior counsel appearing for the petitioners, and Mr. Zoheb Hossain, learned counsel appearing for the Directorate of Enforcement.
2. The matter was called for consideration on 23.01.2026, 29.01.2026, 02.02.2026 and, thereafter, on 09.02.2026. The parties have also exchanged their notes and relevant decisions. The Court, however, was apprised that the provisional order of attachment would subsist only for a maximum period of one hundred and eighty days as per the mandate under Section 5(1) of the Prevention of Money Laundering Act, 2002 [**'PMLA'**], and the same would continue thereafter, only if confirmed by the adjudicating authority under Section 8 thereof. It is pointed out that prior to taking a final decision, the adjudicating authority is bound to issue a notice to the person interested, and take into consideration evidence, replies, and all materials relevant for adjudication.
3. Mr. Agarwal and Mr. Khurana, learned senior counsel, however, point out that in the interregnum, the petitioners who are essentially dealing in real estate and the core area of whose business is leasing properties, be permitted to enjoy their rights over the properties. If such permission is not granted, the petitioners' very existence would be at peril. They, therefore, pray that they be granted liberty to renew the subsisting leases which have expired/are



expiring subsequent to the provisional attachment orders. To this limited submission made as of now, Mr. Hossain was called upon to explain his stand, which has also been considered.

4. The Court has examined the applicable legal provisions and finds that, without prejudice to the rights and contentions of the parties and without, in any manner, rendering any final findings on any question of law, since the properties are provisionally attached under Section 5 of the PMLA, *status quo* with regard to pre-existing leases as on the date of provisional attachment requires to be maintained. The same, however, will not deter the petitioners from renewing the subsisting leases. This arrangement, *prima facie*, does not contravene any of the applicable legal provisions. The arrangement, however, shall be subject to the following conditions:-

- i. The petitioners will have to specifically incorporate a condition in the lease deed that the renewal is subject to the orders to be passed by the Courts/authorities.
- ii. A copy of the lease deed will have to be necessarily furnished to the respondents within a period of two weeks from its execution.

5. This order deals with the pressing urgency which has been expressed during the course of hearing, however, leaves all issues to be adjudicated at an appropriate stage.

6. Under the peculiar circumstances, it would be appropriate to expedite the proceedings by the Adjudicating Authority under Section 8(2) of PMLA.

PURUSHAINDR KUMAR KAURAV, J

FEBRUARY 10, 2026/P