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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

+ W.P.(C) 8185/2026

INDIAN POLO ASSOCIATION

.....Petitioner

Through: Mr. Akshay Makhija, Sr. Adv., Mr.
Rishi Agarwala, Mr. Nirvikar Singh,
Mr. R. Batra, Mr. Daanish Abburi &
Ms. Muskan Sethi, Advs.

Versus

UNION OF INDIA

.....Respondent

Through: Mr. Ashish K. Dixit, Adv. with Mr.
Suchit Goyal, Dy. L&DO.

CORAM:

HON'BLE MR. JUSTICE TEJAS KARIA

ORDER

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15.06.2026

CM Nos.38895/2026 & 38896/2026 (for exemption)

1. Exemption is allowed, subject to all just exceptions.
2. The Applications stand disposed of.

W.P.(C) 8185/2026, CM Nos.38894/2026 & 38897/2026

3. The Petitioner has filed the present Petition under Article 226 read with Article 227 of the Constitution of India challenging the order dated 12.06.2026 ("**Impugned Order**") passed by the Appellate Authority / Appellate Officer, Patiala House Courts in PPA No. 10/2026 under Section 9 of the Public Premises (Eviction of Unauthorized Occupants) Act, 1971 to the extent that Petitioner's prayer for ad-interim stay of the Eviction Order dated 20.05.2026 ("**Eviction Order**") was not decided on that day and the matter was fixed for hearing on 17.06.2026.

W.P.(C) 8185/2026

Page 1 of 3



4. The learned Senior Counsel for the Petitioner has submitted that the Appellate Authority, while passing the Impugned Order has observed that as far as stay of the execution of the Eviction Order till the next date of hearing was concerned, the Appellate Authority was not inclined to accept the said request as similar request was made by the Petitioner before the learned Principal District & Sessions Judge, Patiala House Courts and this Court, however, no relief was granted to the Petitioner. It is further observed in the Impugned Order that considering the judicial discipline and propriety, the learned Appellate Authority was not inclined to stay the execution of the Eviction Order till the next date of hearing.

5. The learned Senior Counsel for the Petitioner has submitted that Petitioner apprehends that on the next date of hearing on 17.06.2026, the Application filed by the petitioner for seeking stay of the Eviction Order may not be decided on its own merits without being influenced by the previous orders passed by the learned Principal District & Sessions Judge, Patiala House Courts and this Court.

6. Accordingly, it is directed that the Appellate Authority shall decide the Interim Relief Application as well as the Appeal on its own merits without being influenced with any observations made by this Court or the learned Principal District & Sessions Judge, Patiala House Courts previously, when the requests for granting stay of the Eviction order was considered.

7. All rights and contentions of the Parties are kept open and the proceedings before the learned Appellate Authority shall be decided on its own merits as directed above.



8. With the aforesaid direction, the present Petition as well as pending Applications stand disposed of.

TEJAS KARIA, J
(VACATION JUDGE)

JUNE 15, 2026
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