

**HIGH COURT OF JAMMU & KASHMIR AND LADAKH  
AT JAMMU**

WP(Crl) No.24/2026

**Royal Nest Saphire Apartments  
Owners Associations**

.....Petitioner(s)

Through: Mr. Sunil Sethi, Sr. Advocate with  
Mr. Aradhay Gupta, Advocate

**Vs**

**Union Territory of J&K and others**

..... Respondent(s)

Through: Mr. Adarsh Bhagat, GA for R-1 & 4 to 10.  
Mrs. Monika Kohli, Sr. AAG for R-2.  
Mr. Eishaan Dadhichi, CGSC vice  
Mr. Vishal Sharma, DSGI for R-3.

**Coram: HON'BLE MR. JUSTICE MOHD. YOUSUF WANI, JUDGE**

**ORDER**

**15.04.2026**

1. Mr. Adarsh Bhagat, learned Government Advocate appears and accepts notice in the matter for the respondent Nos.1, 4 to 10.
2. Mrs. Monika Kohli, learned Sr. AAG appears and accepts notice in the matter for respondent No.2.
3. Mr. Eishaan Dadhichi, learned CGSC appearing vice Mr. Vishal Sharma, learned DSGI accepts notice in the matter for respondent No.3.
4. Notice, returnable by the next date of hearing, subject to taking of requisite steps for service, shall also go to the rest of the respondents.
5. Reply/objections in the matter shall be filed by all the respondents positively by the next date of hearing.
6. Heard the learned counsel for the applicant/petitioner in respect of his prayer for grant of interim relief and considered his submissions.

7. Perused the interim application supported with an affidavit. Also perused the main petition and the copies of the documents enclosed with the same as **Annexures** thereto.

8. List on **29.05.2026**.

9. In the meantime, subject to any vacation/modification upon the consideration of the objections/arguments of the other side and till next date of hearing before the Bench, the non-applicant/respondent No.4 is directed to make sure that the provisions of the law governing the field, especially, Real Estate Regulation & Development Act, 2016 and the Rules/Regulations framed thereunder are not being violated in the affairs and management of the subject matter with the further direction to the respondent Nos.11 & 12 to maintain *Status Quo* with respect to the open areas.

**Jammu**  
15.04.2026  
Shammi

