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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ **O.M.P.(I) (COMM.) 335/2024**
M S RAJDARBAR HERITAGE VENTURE LTD

.....Petitioner

Through: Mr. Sandeep Sethi, Sr. Adv. with Ms.
Shraddha Deshmukh, Mr. Utkarsh
Kokcha, Mr. Sanchit Singh, Ms. Ria
Kumar, Advs.

versus

DALBIR SINGH YADAV & ORS.

.....Respondents

Through: Mr. Jayant Mehta, Sr. Adv. with Mr.
Chandra Shekhar Yadav, Mr. Astitva
Srivastava, Mr. Om Shelat, Advs.

CORAM:
HON'BLE MR. JUSTICE JASMEET SINGH

ORDER
10.10.2025

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1. This is a petition filed under Section 9 of the Arbitration and Conciliation Act, 1996 seeking following reliefs against the respondents:

“a. Pass an order restraining Respondent Nos. 1 to 3 from alienating, encumbering, transferring, or otherwise disposing of the land or creating any third-party rights on the same, that is the subject of this dispute, or from creating any encumbrances or claims upon said property, pending the final adjudication of present matter;

b. Pass an order restraining the Respondents from executing or



- entering into any agreements, as well as from proceeding with the grant of any licenses or permissions for development with respect to the land in question;*
- c. Pass an order directing the Respondents to maintain and provide a complete and accurate account of all activities related to the land, including but not limited to any negotiations, discussions, or actions taken in relation to the land that is the subject of the Collaboration Agreement, and to refrain from taking any steps that may impact the Petitioner's rights under the said Agreement;*
- d) Pass an order restraining the Respondents from making any representations or commitments to third parties regarding the land that could affect the Petitioner's rights or the subject matter of the Collaboration Agreement, pending the final adjudication of this petition;*
- e) Pass an order directing the Respondents to refrain from taking any steps that would alter or otherwise affect the legal status or use of the land in question, including any alteration in land use or zoning, until the final adjudication of the disputes between the parties.”*
2. I am of the view that, since an Arbitrator has been appointed, the present petition shall be treated as an application under Section 17 of the Arbitration and Conciliation Act, 1996 and be adjudicated expeditiously and not later than a period of 6 weeks from today by the Arbitrator in accordance with law.
3. The Order dated 30.09.2024 directing the parties to maintain status quo



shall continue till varied, modified or upheld by the Arbitrator.

4. With the above directions the present petition stands disposed of.

JASMEET SINGH, J

OCTOBER 10, 2025/sp