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

+ O.M.P.(MISC.)(COMM.) 1083/2025

MR. AJAY BIJANI AND ANR

.....Petitioners

Through:

versus

SPLENDOR LANDBASE LTD

.....Respondent

Through: Mr. Sarthak Gupta, Advocate

CORAM:

HON'BLE MR. JUSTICE SUBRAMONIUM PRASAD

ORDER

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24.12.2025

I.As. 32789-91/2025 (Exemption)

Allowed, subject to all just exceptions.

O.M.P.(MISC.)(COMM.) 1083/2025

1. This is a petition under Section 29A(4) & (5) of the Arbitration & Conciliation Act, 1996 seeking extension of mandate of the Arbitral Tribunal.
2. Material on record indicates that disputes arose between the parties and this Court *vide* Order dated 19.09.2022 passed in ARB.P. 780/2022 appointed the Sole Arbitrator to adjudicate the disputes between the parties.
3. It is stated that the mandate of the Arbitral Tribunal was extended from time to time and last of the extension was granted by this Court *vide* Order dated 09.12.2024 passed in O.M.P.(MISC.)(COMM.) 953/2024, whereby this Court extended the mandate of the Arbitral Tribunal till 09.12.2025.



4. It is stated that since the mandate of the Arbitral Tribunal for making the award has come to an end on 09.12.2025, the Petitioner has approached this Court for extension of time for making the award.
5. Learned Counsel for the Respondent states that the Respondent does not have any objection to the extension of mandate.
6. The Apex Court in Rohan Builders (India) Private Limited v. Berger Paints India Limited, **2024 SCC OnLine SC 2494**, has held that an application for extension of the time period for passing an arbitral award under Section 29A(4) read with Section 29A(5) is maintainable even after the expiry of the twelve-month or the extended six-month period, as the case may be.
7. In view of the fact that the matter is at the stage of cross examination of the Respondent's witness(es), this Court is inclined to extend the mandate of the Arbitral Tribunal till 31.10.2026 so as to enable the Arbitral Tribunal to conclude the arbitration proceedings and pronounce the arbitral award. Further, the period from 09.12.2025 till today is regularized.
8. The petition is disposed of along with the pending applications, if any.

SUBRAMONIUM PRASAD, J

DECEMBER 24, 2025
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