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

+ **O.M.P.(I) (COMM.) 155/2026**

M/S ARVITIS BISTRO PRIVATE LIMITEDPetitioner

Through: Mr. Aaditya Vijaykumar, Ms. Akshita
Katoch, Ms. Namrata Mohapatra,
Adv.

versus

M/S RED BRICKS DEVELOPERS & ANR.Respondents

Through: Mr. Bharat Bhushan, Mr. Partik
Ahlawat, Mr. Rohit Dhamija, Mr.
Puneet Deewan, Advocates
Mr Amol Sharma, Adv. For R-2

CORAM:

HON'BLE MR. JUSTICE SUBRAMONIUM PRASAD

ORDER

% **16.04.2026**

**THIS MATTER HAS BEEN HEARD THROUGH VIDEO-
CONFERENCING**

I.A. 10420/2026

1. This Application has been filed by the Petitioner seeking necessary directions against the Respondent No.1 for wilful disobedience of the Order dated 13.04.2026.
2. Apropos to the Order dated 13.04.2026, the learned Local Commissioner had visited the premises in question on 14.04.2026 and has filed a Report. The Report of the Local Commissioner reveals that the premises consist of two floors, namely, the ground floor and the first floor. The Report further states that the first floor of the premises was locked, and



the Local Commissioner was not permitted to access the said floor.

3. It is stated by the learned Counsel for the Petitioner that there are perishable items like meat on the first floor of the premises as well. He states that if the perishable items are not taken out from the first floor of the premises, the same will get spoiled.

4. Learned Counsel for the Respondent, on instructions, states that he is prepared to permit the Local Commissioner to once again enter the premises today, i.e. 16.04.2026 at 05:30 PM.

5. The Local Commissioner is requested to visit the premises once again today at 05:30 PM and make an inventory of the perishable items which are lying on the first floor of the premises.

6. It is stated that the learned Arbitrator will enter reference on 17.04.2026.

7. If the disclosure under Section 12(2) of the Arbitration Act is in order, the learned Arbitrator is directed to start hearing the parties, including the Petitioner's interim relief application.

8. The learned Local Commissioner is directed to give his report to the learned Arbitrator immediately on the Arbitrator entering reference.

9. With these directions and observations, the application is disposed of.

SUBRAMONIUM PRASAD, J

APRIL 16, 2026

Rahul