



2026:DHC:7558



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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
CNR No. DLHC010283592026
+ O.M.P.(I) (COMM.) 265/2026, I.A. 17290/2026
VANITA SOODPetitioner

Through: Mr. Rajat Aneja, Senior
Advocate, along with Mr.
Abhinav Chauhan, Adv.

versus

TODAY REALTY PRIVATE LIMITED AND ANOTHER
.....Respondent
Through: Mr. Arun Vohra and Mr. Jatin
Julka, Advs.

47.
CNR No. DLHC010356382026
+ O.M.P.(I) (COMM.) 320/2026, I.A. 20951/2026, I.A.
20952/2026
TODAY REALTY PVT LTD THROUGH ITS AUTHORIZED
DIRECTOR MR ANKUR ARORAPetitioner
Through: Mr. Arun Vohra and Mr. Jatin
Julka, Advs.

versus

MRS VANITA SOODRespondent
Through: Mr. Rajat Aneja, Senior
Advocate, along with Mr.
Abhinav Chauhan, Adv.

CORAM:
HON'BLE MR. JUSTICE OM PRAKASH SHUKLA

JUDGMENT(ORAL)
02.09.2026

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1. This court vide order dated 06.08.2026 recorded the following:-

O.M.P.(I) (COMM.) 265/2026 and other conn.

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1. The present petition has been filed under Section 9 of the Arbitration and Conciliation Act, 1996¹ seeking interim protection.
2. The Petitioner seeks an order restraining the Respondent from selling, transferring, mortgaging and creating any third-party rights or otherwise dealing with the property no. A-270, New Friends Colony, New Delhi – 110025, admeasuring approximately 283.33 square yards.
3. Learned Counsel for the Petitioner submits that the Petitioner entered into an Agreement for Sale cum Construction dated 13.07.2024 with the Respondent.
4. He submits that under the agreement the Petitioner was to receive 45% undivided ownership in the land along with the entire second floor, entire third floor, terrace rights, parking space, driver-rest area. The entire sale consideration was Rs.4,21,00,000/- apart from the construction cost borne by the Petitioner.
5. It is further submitted that the Petitioner has paid Rs.55,00,000/- out of which Rs.50,00,000/- was paid to the Respondent and Rs.5,00,000/- was paid to her son, Mr. Amit Sood, at her request.
6. As per the Clause 7 of the Agreement the Petitioner was required to make further payments only after the Respondent cleared the title issues and obtain a no-objection certificate from the legal heirs of Late Shri Jugal K. Sood.
7. It is further submitted that the Petitioner later came to know that the RFA 4/2023 (**Jugal K. Sood v. Kamal K. Sood (Since Deceased) & Ors.**) was pending before the Delhi High Court, challenging the judgment declaring the Respondent as the exclusive owner of the subject property. According to the Petitioner, this fact was not disclosed by the Respondent at the time of completion of the agreement.
8. It is further submitted that although the Petitioner was willing to contribute funds to settle the dispute pending before the Delhi High Court Mediation Centre (SAMADHAN), the Respondent refused to acknowledge the Petitioner's rights under the agreement.
9. The Petitioner also initiated pre-litigation mediation which rendered in a non-settled report dated 06.11.2025.
10. Issue notice.
11. Upon the Petitioner taking requisite steps, let notice be issued to the Respondent through all permissible modes including electronic means and dasti.
12. Reply, if any, be filed within two weeks. Rejoinder thereto, if any, be filed within two weeks thereafter.
13. List on 02.09.2026.

2. After some arguments, parties are *idem* that the disputes between the parties shall be referred to arbitration.

¹ "the Act" hereinafter



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3. As parties have mutually expressed their consent for appointment of an arbitrator, this court is of the view that in the interest of justice, it is appropriate that an Arbitrator be appointed to adjudicate the disputes between the parties.

4. Accordingly, Mr. Neeru Vaid, Advocate-On-Record, Supreme Court, (Mob. No. 9582619834) is appointed as a learned Sole Arbitrator to adjudicate the disputes arisen between the parties. The learned Sole Arbitrator shall enter upon the reference within three weeks from today.

5. The learned Sole Arbitrator will proceed to the arbitration proceedings subject to furnishing requisite disclosures as required under Section 12(2) of the Act within three weeks of entering reference.

6. The arbitration shall be carried under the rules and aegis of Delhi International Arbitration Centre ("DIAC"). The learned Arbitrator shall be entitled to fees as per the Schedule of Fees maintained by the DIAC.

7. It shall be open to the parties to raise all pleas, including objection as to arbitrability and jurisdiction, before the learned Sole Arbitrator who shall decide the same in accordance with law.

8. It is clarified that the observations made herein are only for the purpose of deciding the present petition. The learned Sole Arbitrator



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shall adjudicate the disputes with claims and counter claims independently and on their own merits, uninfluenced by any observations contained in the present order.

9. The Registry is directed to send a receipt of this order to Mr. Neeru Vaid, learned Arbitrator through all permissible modes including email.

10. Upon constitution of the Arbitral Tribunal, the present petition(s) shall be treated as applications under Section 17 of the Arbitration and Conciliation Act, 1996 and shall be placed before the learned sole arbitrator for consideration in accordance with law.

11. All rights and contentions of the parties are left open and nothing contained in this order shall be construed as an expression of opinion on the merits of the disputes.

12. The petitions, along with the pending applications are disposed of in the aforesaid terms.

OM PRAKASH SHUKLA, J

SEPTEMBER 2, 2026/at