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

CNR No. DLHC010347012026

+ **CS(COMM) 834/2026**

MHG IP HOLDING SINGAPORE PTE LTD & ORS.....Plaintiffs

Through: Mr. C.M. Lall, Senior Advocate with
Ms. Ishikaa Seth, Ms. Annanya, Mr. Amit
Panigrahi and Mr. Akash Chaudhary, Advocates.

versus

**ANANTARA GALLERIA AND ANANTARA
& ANR.**

.....Defendants

Through:

**CORAM:
HON'BLE MS. JUSTICE JYOTI SINGH**

ORDER
03.08.2026

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I.A. 20614/2026 (u/O XI Rule 1 (4) r/w Section 151 CPC)

1. This application is filed on behalf of the Plaintiffs seeking to place on record additional documents within 30 days.
2. Plaintiffs, if they wish to file additional documents at a later stage, shall do so strictly in accordance with provisions of the Commercial Courts Act, 2015.
3. Application is allowed and disposed of.

I.A. 20615/2026 (u/S 151 CPC)

4. This application is filed on behalf of the Plaintiffs seeking permission to file lengthy synopsis and list of dates.
5. For the reasons stated in the application, the same is allowed. Lengthy synopsis and list of dates are taken on record.



6. Application stands disposed of.

CS(COMM) 834/2026

7. Let plaint be registered as a suit.

8. Issue summons to all the Defendants through all permissible modes, returnable before the learned Joint Registrar on 03.09.2026.

9. Summons shall state that the written statements shall be filed by the Defendants within 30 days from the date of receipt of summons along with affidavits of admission/denial of the documents filed by the Plaintiffs.

10. It will be open to the Plaintiffs to file replications within 30 days from receipt of the written statements along with affidavits of admission/denial of documents filed by the Defendants.

11. If any of the parties wish to seek inspection of any documents, the same be sought and given within the timeline prescribed in Delhi High Court (Original Side) Rules, 2018.

12. Learned Joint Registrar shall carry out admission/denial of documents and marking of exhibits.

I.A. 20613/2026 (u/O XXXIX Rules 1 and 2 r/w Section 151 CPC)

13. This application is filed on behalf of the Plaintiffs under Order XXXIX Rules 1 and 2 read with Section 151 of CPC for grant of *ex parte* ad interim injunction.

14. Issue notice to all the Defendants through all permissible modes, returnable before Court on 27.11.2026.

15. Case of the Plaintiffs as set out in the plaint is that Plaintiffs form part of Minor International Public Company Limited group, widely known as 'Minor Hotel Group', an internationally renowned hospitality group engaged in the development, ownership, management and operation of luxury hotels,



resorts and hospitality services across numerous jurisdictions worldwide. Plaintiff No.1 is a limited liability company incorporated under the laws of Singapore and holds the entire intellectual property portfolio of the Minor Hotel Group. Plaintiff No.2 is a company incorporated under the laws of Mauritius and Plaintiff No.3 is a company incorporated under the laws of India and a wholly owned subsidiary of Plaintiff No.1. Plaintiffs *inter alia* adopted the trademarks ANANTARA,



, in respect of their residences, resorts and spas in the year 2000 and since then have continuously expanded their business under the said trademarks and presently own and/or operate and/or manage over 50 luxury hotels, resorts and premium serviced apartments and over 30 spas under the ANANTARA trademarks in Asia, Middle East, Africa and Europe including in countries like Thailand, Sri Lanka, Vietnam, Cambodia, China, Indonesia, Maldives, Mozambique, Portugal, the United Arab Emirates, Oman and Qatar, to name a few.

16. It is stated that Minor International PCL operates over 636 hotels, resorts and serviced suites and over 2,684 restaurants in 68 countries with over 78,000 employees across Asia Pacific, Middle East, Europe, South America, Africa and the Indian Ocean. Plaintiffs have established their businesses around the globe using the trademark 'ANANTARA' and the first business under the brand ANANTARA was setup in the year 2001 in Hua Hin, Thailand, as ANANTARA Resorts and Spa Hua Hin. The ANANTARA chain presently includes a collection of at least 60 hotels,



resorts and spas spanning across various parts of the world. With over 2,699 food outlets in 24 countries, Minor Food is one of the largest quick service and casual dining restaurant chain in Asia Pacific Region.

17. It is stated that in order to obtain statutory protection in the ANANTARA marks, Plaintiffs have obtained several registrations in different classes, details of which are furnished in paragraph 14 of the plaint. The registrations are valid and subsisting. As a cumulative result of prior adoption, continuous, extensive and exclusive use, registrations and promotional activities, Plaintiffs have garnered immense reputation and goodwill in the ANANTARA trademarks. By virtue of registrations, Plaintiffs have acquired exclusive rights to use the ANANTARA trademarks and restrain third parties from infringing them. Plaintiffs' chain of ANANTARA hotels has been globally acknowledged as one of the most astute luxury hotel developers in the world and ANANTARA Spa has been recognized as the World's Best Hotel Spa Brand for four consecutive years at the World Spa Awards. Details of other awards and accolades received by the Plaintiffs are furnished in paragraph 17 of the plaint. The mark ANANTARA is exclusively associated with the Plaintiffs in the minds of public and during the course of business, the mark adopted for resorts either have ANANTARA as a prefix or suffix such as ANANTARA Resort and Spa Hua Hin, ANANTARA Koh Samui, ANANTARA Dhigu, ANANTARA Veli, Maldives, ANANTARA DOWNTOWN etc.

18. It is stated that Plaintiffs are well known and recognized for their property Anantara Jewel Bagh in Jaipur, which is a palatial luxury hotel offering 150 elegantly designed rooms and suites that blend traditional Rajasthani design with contemporary amenities, featuring seven banqueting



venues, two swimming pools, an award-winning spa and multiple world-class dining options and the property has been declared Global Winner in the categories of 'Best Luxury Wedding Destination' and 'Best Luxury Cultural Hotel' at the Luxe Global Awards 2025. Plaintiffs have also obtained registrations for the ANANTARA trademarks in several other jurisdictions as detailed in paragraph 28 of the plaint. The formidable goodwill and reputation earned by the Plaintiffs under the ANANTARA trademarks is evident from the worldwide revenues earned by the Plaintiffs through their ANANTARA Resorts and Spas as follows:-

Year	Sales Figures (US\$ approx.)
2001	6.5 million
2002	7 million
2003	8 million
2004	11.1 million
2005	18.3 million
2006	20.2 million
2007	21.2 million
2008	56.9 million
2009	65.2 million
2010	93.2 million
2011	142.2 million
2012	205.1 million
2013	260.6 million
2014	362.5 million
2015	452.3 million
2016	470.5 million
2017	531.3 million
2018	562.5 million
2019	575.5 million
2020	308.3 million
2021	316.2 million
2022	507.5 million
2023	815.5 million
2024	795.4 million
2025	711.6 million (August 2025)



19. It is stated that Plaintiffs and their ANANTARA resorts have been extensively featured in leading magazines, magazine covers and newspaper editorials and articles throughout the world, which are also available in India and in Indian publications. Several resorts, hotels and spas under ANANTARA trademarks feature in leading travel magazines and publications around the world including Conde Nast Traveller, the Harper's Bazaar, Forbes, Destin Asian, the Lonely Planet, Vogue US, Elite Traveller UK, Travel+Leisure, Tatter UK, The New York Times. Year-wise list of number of Indian residents who have booked, visited and stayed at Plaintiffs' ANANTARA resorts and spas since 2008 is as follows:-

Year	Total Guests	Bookings
2025	615,473	289,632
2024	834,660	398,814
2023	6,071	1378
2022	26,752	1136
2021	41,467	295
2020	23,984	291
2019	24,550	1136
2018	24,152	760
2017	21,894	774
2016	16,139	516
2015	11,477	412
2014	6100	237
2013	7199	223
2012	6873	245
2011	6142	168
2010	5235	86
2009	4,478	72
2008	2783	14



20. It is stated that MakeMyTrip has recently entered into a strategic partnership with Minor Hotels to expand premium international stays for Indian travellers and more than 560 global properties including ANANTARA hotels and resorts have been made accessible to Indian consumers. Plaintiff's ANANTARA chain of hotels find mentioned in various trade directories on internet as also on Plaintiffs' websites www.minorhotels.com, www.anantara.com, <https://www.anantara.com/en/downtown-dubai> and www.anantaravacationclub.com. ANANTARA trademarks enjoy substantial digital presence and consumer engagement across multiple social media platforms, which is demonstrative of their widespread popularity, recognition and goodwill among the public. A tabulated statement of Plaintiffs' social media presence as of November 2025 is as under:-

S. No.	Social Media Platform	Official Account	Followers / Subscribers
1.	FACEBOOK	ANANTARA Official 1 Page	Over 2,03,000 Followers
2.	YOUTUBE	ANANTARA Official Channel	Over 22,000 Subscribers
3.	TWITTER (X)	ANANTARA Official Account	Over 2,06,000 Followers

21. It is stated that Plaintiffs have been vigilant in protecting their intellectual property rights in ANANTARA trademarks and details of law suits filed by the Plaintiffs and the reliefs granted by the Courts are mentioned in paragraph 55 of the plaint. Plaintiffs have also filed and initiated domain name cancellation proceedings under the Uniform



Domain Name Dispute Resolution Policy (UDRP) and INDRP (.IN Domain Name Dispute Resolution Policy) against various domain names like www.theanantara.com, www.anantaraluxury.com, www.hotelanantaragreens.com, www.anantarathaispa.in, www.anantaraspa.co.in, www.anantarahospitalityopcpvtltd.com, www.anantararesidences.in, www.ananttara.in, www.anantaraspaandheri.in, www.anantaraclubandresort.com etc.

22. It is stated that Plaintiffs have expended enormous investments and resources in the form of time, effort and money for promoting and publicizing the goods and services provided under the ANANTARA trademarks and the annual promotional and marketing expenditure incurred by Plaintiffs in the last few years is as follows:-

S. No.	Year	Promotional Expenditure (in USD)
1.	2011	156.91
2.	2012	1,686.22
3.	2013	7,864.37
4.	2014	17,014.61
5.	2015	27,086.00
6.	2016	28,307.34
7.	2017	32,322.99
8.	2018	47,614.23
9.	2019	50,035.38
10.	2020	17,125.90
11.	2021	13,897.64
12.	2022	21,187.99
13.	2023	62,345.26
14.	2024	88,276.49
15.	2025	118,089.34
16.	1 Jan – 25 Feb 2026	14,791.23

23. It is stated that in September 2025, Plaintiffs discovered that



Defendants were using the infringing mark ANANTARA in relation to a real estate project operating under the name ANANTARA GALLERIA AND ANANTARA and were promoting the project through multiple third party real estate portals and online platforms including 99acres.com, Housing.com, addressbox.com, easyprops.com and Ahmedabad Property Expo, prominently featuring the infringing mark. Plaintiffs issued a cease and desist notice on 06.09.2025 followed by reminders on 16.10.2025 and 27.11.2025 but receiving no response, they initiated pre-institution mediation proceedings under Section 12-A of the Commercial Courts Act, 2015 on 15.01.2026. While on one hand, Defendants expressed their willingness to amicably resolve the disputes and on the other hand, they filed trademark applications bearing Nos.7726888 and 7726889 in Class 37 in respect of ANANTARA formative marks and finally, withdrew from the mediation in June, 2026, but continued to use the ANANTARA trademarks for the project and also adopted ANANTARA as part of their domain name www.anantara.life together with associated Facebook and Instagram accounts operating under the identifier **anantara.life**.

24. Learned Senior Counsel for the Plaintiffs submits that Defendants are engaged in development, construction, marketing and sale of residential estate projects using marks where the essential and prominent feature is



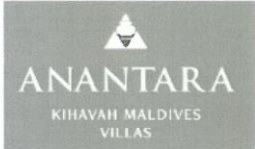
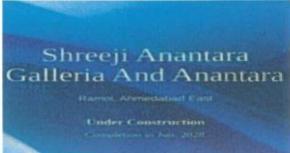
The impugned marks are



structurally, visually deceptively similar to Plaintiffs' registered ANANTARA trademarks. It appears that Defendants commenced construction in the project in 2023 and are currently marketing and offering for sale the units therein on various third party online platforms and considering that the rival marks are deceptively similar and services are similar/allied, there is every likelihood of confusion amongst members of public. Defendants have prominently displayed the domain name www.anantara.life on their Instagram page and have adopted ANANTARA as part of their Instagram handle and online brand identity, which leaves no doubt that they are commercially exploiting the goodwill and reputation of the Plaintiffs by misrepresenting to the public that there is a commercial nexus with the Plaintiffs.

25. It is further urged that the practice of searching and purchasing real estate projects through online platforms and digital channels has become increasingly prevalent and in these circumstances, Defendants' prominent online presence through infringing marks is misleading consumers and is causing dilution of Plaintiffs' ANANTARA trademarks and irreparably damaging their goodwill and reputation. The adoption of the impugned marks by the Defendants is clearly dishonest to encash the formidable goodwill and reputation of the Plaintiffs and hence, the Defendants ought to be restrained from infringing Plaintiffs' ANANTARA trademarks and passing off their projects as those of the Plaintiffs. The comparison table showing deceptive similarity of rival marks and manner of use is as follows:-



Plaintiffs' trademark/s and manner of use	Defendants' impugned trademark/s and manner of use
ANANTARA    	ANANTARA GALLERIA AND ANANTARA     
Rental Of Apartments; Apartment House Management; Real Estate Agency Services; Real Estate Management Services; Rental of Real Estate; Hospitality, restaurant and Spa services.	Real estate development – Residential Apartment, Commercial Complex, Mixed Development, etc.

26. Having heard learned Senior Counsel for the Plaintiffs and upon perusal of the documents as well as the rival marks, I am of the view that the Plaintiffs have made out a *prima facie* case for grant of *ex parte* ad interim injunction against the Defendants. Balance of convenience lies in favour of the Plaintiffs and they are likely to suffer irreparable harm in case the interim injunction, as prayed for, is not granted.

27. Plaintiffs have registrations in the ANANTARA trademarks as

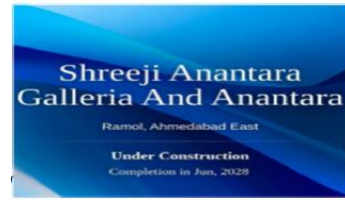


detailed in the plaint and the registrations are stated to be valid and subsisting. Defendants have adopted deceptively similar marks for their real estate projects, which are allied services to the hospitality services rendered by the Plaintiffs and there is likelihood of confusion amongst the public. Defendants have incorporated the word ANANTARA in their domain name as also part of their Facebook and Instagram pages. Use of deceptively similar trademarks is *prima facie* with a view to encash on the formidable goodwill and reputation of the Plaintiffs and misrepresent to the public that Defendants have some affiliation or association or a commercial nexus with the Plaintiffs and this is causing irreparable harm to the goodwill and reputation of the Plaintiffs as also diluting the ANANTARA trademarks, in which Plaintiffs have garnered immense reputation over the years, reflected from the revenues, promotional expenses, social media presence and awards etc. *Prima facie*, Defendants are infringing the ANANTARA trademarks of the Plaintiffs and passing off their allied services as that of the Plaintiffs. Plaintiffs have sent cease and desist notice followed by pre-institution mediation proceedings, but to no avail and despite service of advance copy and the matter being passed over twice, none has appeared to represent the Defendants.

28. Accordingly, till the next date of hearing, Defendants and all others acting on their behalf are restrained from using, adopting, advertising, promoting, marketing, offering for sale or in any manner dealing with the impugned trademarks/trade names/project names “ANANTARA

GALLERIA AND ANANTARA/





and/or any other mark comprising the word ANANTARA as a whole or as an essential feature/trade mark/service mark/ brand name/trading style/project name/corporate name or any part thereof, in relation to real estate, hospitality, residential, commercial or allied services. Defendants are also restrained from using the domain name www.anantara.life, in relation to real estate services, residential developments or any allied or cognate services, amounting to infringement of Plaintiffs' registered trademarks as also from passing off their services/projects as those of or associated with the Plaintiffs.

29. Plaintiffs shall comply with the provisions of Order XXXIX Rule 3 CPC within a period of two weeks from today.

JYOTI SINGH, J

AUGUST 3, 2026/YA