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

CNR No. DLHC010390952026

+ **CS(COMM) 914/2026**

MHG IP HOLDING SINGAPORE PTE LTD & ORS.Plaintiffs
Through: Mr. C.M. Lall, Senior Advocate with
Ms. Annanya, Mr. Amit Panigrahi, Mr. Akash
Chaudhary, Mr. Samanyu Bhatnagar, Mr. Sahil
Arora and Ms. Ishikaa Seth, Advocates.

versus

ANANTARA SPA AND MASSAGEDefendant
Through:

CORAM:
HON'BLE MS. JUSTICE JYOTI SINGH

ORDER
21.08.2026

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I.A. 22745/2026 (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. 22746/20206 (for pre-institution mediation)

4. This application is filed on behalf of the Plaintiffs under Section 12-A of the Commercial Courts Act, 2015 read with Section 151 CPC seeking exemption from Pre-Institution Mediation.



5. Having regard to the facts of the present case wherein urgent relief is prayed for and in light of the judgment of Supreme Court in ***Yamini Manohar v. T.K.D. Keerthi, (2024) 5 SCC 815***, as also Division Bench of this Court in ***Chandra Kishore Chaurasia v. RA Perfumery Works Private Ltd., 2022 SCC OnLine Del 3529***, exemption is granted to the Plaintiffs from Pre-Institution Mediation.

6. Application is allowed and disposed of.

I.A.22747/2026 (u/S 151 CPC)

7. This application is filed on behalf of Plaintiffs seeking exemption from effecting advance service on the Defendant.

8. For the reasons stated in the application, the same is allowed, exempting Plaintiffs from effecting advance service on the Defendant.

9. Application stands disposed of.

I.A. 22748/2026 (u/S 151 CPC)

10. This application is filed on behalf of the Plaintiffs seeking exemption from filing the prescribed page limit in respect of brief synopsis and list of dates and events.

11. For the reasons stated in the application, the same is allowed. Brief synopsis, list of dates and events are taken on record.

12. Application stands disposed of.

CS(COMM) 914/2026

13. Let plaint be registered as a suit.

14. Issue summons to the Defendant through all permissible modes, returnable before the learned Joint Registrar on 28.09.2026.

15. Summons shall state that the written statement shall be filed by the Defendant within 30 days from the receipt of summons along with affidavit



of admission/denial of the documents filed by the Plaintiffs.

16. It will be open to the Plaintiffs to file replication within 30 days from the date of receipt of written statement along with affidavit of admission/denial of documents filed by the Defendant.

17. 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.

18. Learned Joint Registrar will carry out admission/denial of documents and marking of exhibits.

I.A. 22744/2026 (u/O XXXIX Rules 1 and 2 r/w Section 151 CPC)

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

20. Issue notice to the Defendant through all permissible modes, returnable before Court on 15.01.2027.

21. Case of Plaintiffs as set out in the plaint is that Plaintiffs form part of the 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 spas across numerous jurisdictions worldwide. Plaintiff No.1, MHG IP Holdings (Singapore) Pvt. Ltd. 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 law of Mauritius and Plaintiff No.3 is a company incorporated under laws of India and Plaintiff No.3 is a wholly owned subsidiary of Plaintiff No.1. Plaintiffs *inter alia* adopted the trademarks



ANANTARA, in respect of their residences, resorts and spas in 2000 and the first business under the brand ANANTARA was setup in 2001 in Hua Hin, Thailand as ANANTARA Resorts and Spa Hua Hin, which marked the beginning of a glorious association of the term ANANTARA exclusively with the Plaintiffs in the field of hospitality.

22. It is stated that ANANTARA chain presently includes a collection of 60 hotels, resorts and spas spanning across Asia, the 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. With over 2,699 food outlets in 24 countries, Minor Food is one of the largest quick service and casual dining in restaurant chains in the Asia-Pacific region. 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 and 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 18 of the plaint. The mark ANANTARA is exclusively associated with the Plaintiffs in the minds of public and during the course of business the marks 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.

23. It is stated that Plaintiffs are well known and recognized for their property Anantara Jewel Bagh in Jaipur, which is a palatial 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 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 Plaintiffs under the ANANTARA trademarks is evident from the worldwide revenues earned by 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)

24. It is stated that MakeMyTrip has recently entered into 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. Plaintiffs' ANANTARA chain of hotels are listed in various trade directories on internet as also on the websites of the Plaintiffs 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. Details of social media presence as of November, 2025, are as follows:-

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

25. It is stated that Plaintiffs have been vigilant in protecting their intellectual property rights in ANANTARA trademarks and details of lawsuits filed by Plaintiffs and the reliefs granted by the Courts are mentioned in 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.anantara-thaispa.in, www.anantaraspa.co.in, www.anantarahospitalityopcpvtltd.com, www.anantaresidences.in, www.ananttara.in, www.anantaraspaandheri.in, www.anantaraclubandresort.com etc.

26. 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

27. It is stated that Plaintiffs and their ANANTARA resorts have 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 and 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

28. It is stated that Plaintiffs have zealously enforced the ANANTARA trademarks, including by instituting CS(OS) 5080/2008 against M/s Anantara Hospitality Pvt. Ltd. for passing off and by entering into a favourable settlement, pursuant to mediation ordered in CS(COMM) 825/2023, against an entity operating as 'Anantara Greens' in the year 2024. Furthermore, Plaintiffs have successfully obtained orders under the UDRP

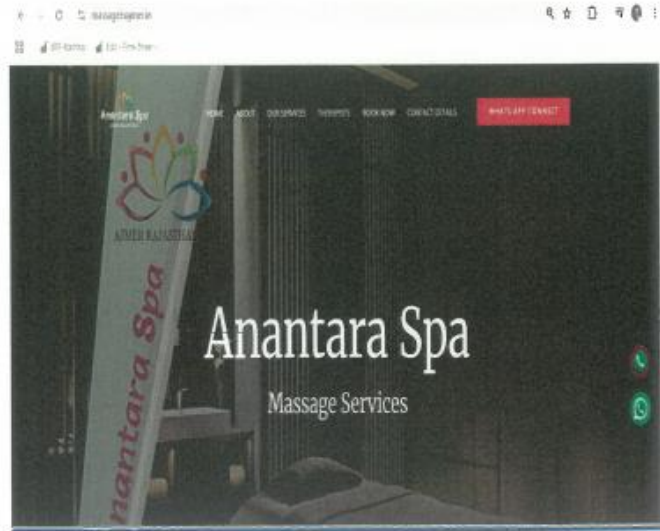


and INDRP for transfer of several infringing domain names, including www.anantaraspa.co.in and www.anantarathaispa.in, demonstrating that Plaintiffs have consistently and successfully enforced the ANANTARA trademarks against third parties adopting ANANTARA-formative marks specifically for spa-related services.

29. It is stated that during a routine review of intellectual property violations in the last week of May, 2026, Plaintiffs discovered that Defendant has adopted the brand name “ANANTARA SPA” along with logos



Adoption of the impugned marks/logos for spa centres is blatantly dishonest and unlawful. Defendant has also established online presence through its website <http://massageinajmer.in/>, which prominently displays the mark ANANTARA. Investigations revealed that Defendant actively promotes numerous massage services through its website including services such as “Body to Body Massage”, “Sandwich Massage”, “Female to Male Body Massage”, “Thai Massage” etc. and the association of Plaintiffs’ ANANTARA marks with these activities is gravely prejudicial to its reputation as also distinctiveness of the ANANTARA brand and constitutes trademark dilution by tarnishment. Plaintiffs also discovered that another spa operating under the name Delight Spa is functioning from the same address as the Defendant through its website <https://delightspaajmer.com/>, with overlapping business identity, which is further detrimental to the Plaintiffs. Screenshot of Defendant’s website is as follows:-



30. Learned Senior Counsel for the Plaintiffs submits that Plaintiffs are registered proprietors of the ANANTARA mark and its formatives and adoption by the Defendant of the impugned marks, which prominently include ANANTARA is dishonest and *mala fide*. The impugned marks are visually, structurally and phonetically deceptively similar to Plaintiffs' marks and since the spa services are identical/similar/overlapping, confusion amongst members of public is not only likely but inevitable. Hence, the use of the



impugned marks by the Defendant constitutes infringement under Section 29 of the Trade Marks Act, 1999 and violates the statutory rights of the Plaintiffs to exclusively use the marks and restrain third parties from infringing them. Additionally, the nature of business conducted by the Defendant, as discovered by the Plaintiffs during investigation, is concerning and any association with the Plaintiffs will dilute the ANANTARA marks and tarnish the enviable goodwill and reputation of the Plaintiffs. Defendant can have no plausible justification for adopting the impugned marks, which subsume the ANANTARA mark and clearly the intent is to come close to the Plaintiffs and misrepresent to the public that its spa centres have an association with the Plaintiffs, for unlawful monetary gains by encashing on the enviable goodwill and reputation of Plaintiffs. This is causing irreparable harm and injury to the Plaintiffs and amounts to passing off.

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

32. Plaintiffs have valid and subsisting registrations in the ANANTARA trademarks. Defendant has adopted trademarks, which subsume the mark ANANTARA in entirety and the rival marks are *prima facie* deceptively similar. Defendant is using the impugned marks for running spa centres, which is one of the fields of business activities of the Plaintiffs and hence, there is every likelihood of confusion amongst members of public. ANANTARA trademarks have been used by the Plaintiffs since 2001 and their reputation and goodwill is well-established. *Prima facie*, Defendant does



not have a plausible justification for adopting the impugned marks incorporating ANANTARA and that too for identical/similar services. The immense reputation and goodwill of the Plaintiffs is evident from the large portfolio of resorts, spas, fine dining restaurants as also the sales turnover, promotional expenditure, social media presence, brand endorsements etc. The intent behind adopting the impugned marks appears to be sail close to the Plaintiffs and encash on the formidable reputation and goodwill for unlawful financial gains by misrepresenting to the public that Defendant's services have an association or a commercial nexus with the Plaintiffs and this is causing irreparable harm and injury to the Plaintiffs, besides dilution of the ANANTARA trademarks. For ready reference, a comparative of the rival marks is as follows:-

Plaintiffs' trademark/s and manner of use	Defendant's impugned trademark/s and manner of use
ANANTARA    	ANANTARA SPA  
Rental Of Apartments; Apartment House Management; Real Estate Agency Services; Real Estate Management Services; Rental of Real Estate; Hospitality, restaurant and Spa services.	Spa & Massage Services



33. Accordingly, till the next date of hearing, Defendant and all others acting on its behalf are restrained from adopting, advertising, promoting, marketing, offering or rendering impugned services related to spas, massage or wellness centres and/or allied services using the marks ANANTARA,

ANANTARA SPA   and

ANANTARA in any manner whatsoever and/or any other marks/logos/devices deceptively similar to or incorporating Plaintiffs' ANANTARA trademarks, amounting to infringement of Plaintiffs' registered trademarks, passing off, dilution and unfair competition.

34. Defendant is also directed to remove, erase and delete all references to the impugned marks and/or any deceptively similar mark to Plaintiffs' ANANTARA marks from its websites or any other online platform and/or from banners, headers, promotional material, advertisements, photographs, meta data etc. and discontinue online advertisements, online business listings, digital directory listings, Google business profile listings, social media pages etc. containing references of ANANTARA trademarks. The entire exercise will be completed by the Defendant within a maximum period of three weeks from the date of receipt of copy of this order.

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

JYOTI SINGH, J

AUGUST 21, 2026/S.Sharma