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

+ ARB.P. 865/2026 & I.A. 13303/2026

M/S INDERJIT MEHTA CONSTRUCTIONS PVT.  
LTD.

.....Petitioner

Through: Mr. Vikram Pradeep, Ms. Neha  
Rajpal & Mr. Amay Khandelwal,  
Advs.

versus

HOUSER HOMES PVT. LTD

.....Respondent

Through: Mr. Pramanand Yadav & Ms. Ankita,  
Advs. (through VC).

**CORAM:**  
**HON'BLE MR. JUSTICE AVNEESH JHINGAN**

**ORDER**  
**21.07.2026**

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1. This petition is filed under Section 11 of the Arbitration and Conciliation Act, 1996 seeking appointment of sole arbitrator.
2. The brief facts are that the parties entered into a Lease Deed dated 11.01.2023 followed by a registered Lease Deed dated 04.10.2023 with an arbitration clause. Disputes arose between the parties with regard to the lease. The petitioner terminated the lease vide notice dated 18.11.2025 and invoked arbitration by notice dated 24.01.2026. The arbitrator could not be appointed in terms of the agreement hence, the present petition.
3. Clause 12 of the lease deed is reproduced below:

**“12. ARBITRATION**

In case of any disputes amongst the Parties, the same shall not affect the rights of the Parties in any circumstances. That if at



any time, any dispute or difference, arises between any of the Lessor and Lessee hereto including the construction, meaning or effect of this Deed or any clause hereof for their respective obligations hereunder or as to any act or thing to be done or performed by any part, the same shall be referred to a sole arbitrator mutually nominated by the consent of both the parties. The arbitration proceedings shall be held at Gurugram in accordance with the provisions of Arbitration and Conciliation Act, 1996 amended upto date in English language. Award of the Arbitrator shall be final and binding upon both the Parties.”

4. Accordingly, the petition is allowed by appointing Ms. Deepa Rghya, Advocate (Mobile No.: 8910558067) as the sole arbitrator for adjudication of the disputes which have arisen between the parties.
5. The fees of the learned Arbitrator will be governed by Schedule IV of the Act. Before entering upon reference, the learned Arbitrator will comply with Section 12 of the Act.
6. It is made clear that since this Court has not expressed any opinion on the merits of the rival claims of the parties, it will be open for the parties to file their respective claims/counter claims before the learned Arbitrator which will be considered in accordance with law.
7. A copy of this order be forwarded to the learned Arbitrator for information.

**AVNEESH JHINGAN, J**

**JULY 21, 2026**

**‘JK’**