



IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH

273+274+104

ARB-54-2024
Date of Decision: 03.09.2024

M/s Vipul Limited ...Applicant

Versus

Kallidaikurichi Ramachandran Subramanian and another
...Respondents

With

ARB-98-2024

M/s Vipul Limited ...Applicant

Versus

Rajjee Mehar Shinde and another ...Respondents

With

ARB-100-2024

M/s Vipul Limited ...Applicant

Versus

Virendra Upadhye ...Respondent

With

ARB-101-2024

M/s Vipul Limited ...Applicant

Versus

Shashi Bhusan Munjal ...Respondent



ARB-54-2024 & Connected Cases

-2-

With

ARB-103-2024

M/s Vipul Limited

...Applicant

Versus

Samita Nanda and another

...Respondents

With

ARB-107-2024

M/s Vipul Limited

...Applicant

Versus

Sanjeev Kapoor and another

...Respondents

With

ARB-68-2024

M/s Vipul Limited

...Applicant

Versus

Sharad Vishwanath

...Respondent

With

ARB-84-2024

M/s Vipul Limited

...Applicant

Versus

Vaijaynthi Raghunathan

...Respondent

With



	ARB-85-2024	
M/s Vipul Limited		...Applicant
	Versus	
Somesh Jawarani and another		...Respondents
	With	
	ARB-86-2024	
M/s Vipul Limited		...Applicant
	Versus	
Vinod Prakash and another		...Respondents
	With	
	ARB-87-2024	
M/s Vipul Limited		...Applicant
	Versus	
Lubana Sen and another		...Respondents
	With	
	ARB-88-2024	
M/s Vipul Limited		...Applicant
	Versus	
Swapam Das and another		...Respondents
	With	

ARB-119-2024

M/s Vipul Limited

...Applicant

Versus

Sunbir Singh Wadhwa and another

...Respondents

With

ARB-120-2024

M/s Vipul Limited

...Applicant

Versus

Sanjivta Bedi

...Respondent

With

ARB-121-2024

M/s Vipul Limited

...Applicant

Versus

Sumeet Sharma and another

...Respondents

With

ARB-122-2024

M/s Vipul Limited

...Applicant

Versus

Swati Shukla Tewari

...Respondent



ARB-54-2024 & Connected Cases

-5-

With

ARB-123-2024

M/s Vipul Limited

...Applicant

Versus

Hardeep Gupta

...Respondent

With

ARB-148-2024

M/s Vipul Limited

...Applicant

Versus

Vinod Gupta and another

...Respondents

With

ARB-153-2024

M/s Vipul Limited

...Applicant

Versus

Varun Tulli and another

...Respondents

With

ARB-154-2024

M/s Vipul Limited

...Applicant

Versus

Vibhor Sogani and another

...Respondents

With

ARB-155-2024

M/s Vipul Limited

...Applicant

Versus

Manav Bansal and another

...Respondents

With

ARB-156-2024

M/s Vipul Limited

...Applicant

Versus

Sarvjeet Kaur and another

...Respondents

With

ARB-185-2024

M/s Vipul Limited

...Applicant

Versus

Kapil Agarwal

...Respondent

With

ARB-186-2024

M/s Vipul Limited

...Applicant

Versus

Diljinder Singh Rakhra

...Respondent

With



ARB-54-2024 & Connected Cases

-7-

ARB-189-2024

M/s Vipul Limited

...Applicant

Versus

Madhuresh Agrawal

...Respondent

With

ARB-190-2024

M/s Vipul Limited

...Applicant

Versus

Arun Seth and another

...Respondents

With

ARB-191-2024

M/s Vipul Limited

...Applicant

Versus

Anita Seth and another

...Respondents

With

ARB-49-2024

M/s Vipul Limited

...Applicant

Versus

Anil Puri and another

...Respondents

ARB-54-2024 & Connected Cases		-8-
With		
ARB-170-2024		
M/s Vipul Limited		...Applicant
Versus		
Sameer Sundar Savkur and another		...Respondents
With		
ARB-171-2024		
M/s Vipul Limited		...Applicant
Versus		
Hemant Misra and another		...Respondents
With		
ARB-268-2024		
M/s Vipul Limited		...Applicant
Versus		
Sushma Gupta and another		...Respondents
ARB-269-2024		
M/s Vipul Limited		...Applicant
Versus		
Majveev Aggarwal and another		...Respondents

With

ARB-270-2024

M/s Vipul Limited

...Applicant

Versus

Rajesh Pandit and another

...Respondents

With

ARB-312-2024

M/s Vipul Limited

...Applicant

Versus

Gaurav Shankar and another

...Respondents

With

ARB-345-2024

M/s Vipul Limited

...Applicant

Versus

Manjeev Aggarwal and another

...Respondents

With

ARB-346-2024

M/s Vipul Limited

...Applicant

Versus

Padma Lawler

...Respondent

With

ARB-347-2024

M/s Vipul Limited

...Applicant

Versus

Sushma Gupta and another

...Respondents

With

ARB-348-2024

M/s Vipul Limited

...Applicant

Versus

Jyoti Rai and another

...Respondents

With

ARB-349-2024

M/s Vipul Limited

...Applicant

Versus

Rajat Gupta and another

...Respondents

With

ARB-350-2024

M/s Vipul Limited

...Applicant

Versus

Vinod Kumar Kala and another

...Respondents



ARB-54-2024 & Connected Cases

-11-

With

ARB-351-2024

M/s Vipul Limited

...Applicant

Versus

Anil Rana and another

...Respondents

With

ARB-352-2024

M/s Vipul Limited

...Applicant

Versus

Sumeet Bhambri and another

...Respondents

With

ARB-295-2024

M/s Vipul Limited

...Applicant

Versus

Baljinder Kumar Garg and another

...Respondents

With

ARB-297-2024

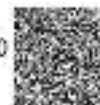
M/s Vipul Limited

...Applicant

Versus

Irfan Khan and another

...Respondents



ARB-54-2024 & Connected Cases

-12-

With

ARB-300-2024

M/s Vipul Limited

...Applicant

Versus

Aksi Mahajan and another

...Respondents

With

ARB-301-2024

M/s Vipul Limited

...Applicant

Versus

Saroj Mehta

...Respondent

With

ARB-138-2024

M/s Vipul Limited

...Applicant

Versus

Ajit Kumar Nema and another

...Respondents

With

ARB-139-2024

M/s Vipul Limited

...Applicant

Versus

Anubha Chhabra and another

...Respondents



ARB-54-2024 & Connected Cases

-13-

With

ARB-140-2024

M/s Vipul Limited

...Applicant

Versus

Deepak Hiremath and another

...Respondents

With

ARB-141-2024

M/s Vipul Limited

...Applicant

Versus

Mukesh Nath Sharan and another

...Respondents

With

ARB-198-2024

M/s Vipul Limited

...Applicant

Versus

Ravi Sharma and another

...Respondents

With

ARB-199-2024

M/s Vipul Limited

...Applicant

Versus

ARB-54-2024 & Connected Cases

-14-

Amardeep Singh Sehra and another

...Respondents

With

ARB-200-2024

M/s Vipul Limited

...Applicant

Versus

Paramjeet Singh Sehra and another

...Respondents

With

ARB-201-2024

M/s Vipul Limited

...Applicant

Versus

Jagjit Singh Sehra and another

...Respondents

With

ARB-202-2024

M/s Vipul Limited

...Applicant

Versus

Meenu Malik and another

...Respondents

With

ARB-203-2024

M/s Vipul Limited

...Applicant

Versus

Nitin Malik and others

...Respondents



CORAM: HON'BLE MR. JUSTICE JAGMOHAN BANSAL

Present: - Mr. Vineet Sehgal, Advocate for the applicant

Mr. Chetan Mittal, Senior Advocate with
Mr. Mayank Aggarwal, Advocate and
Mr Himanshu Gupta, Advocate for the respondents

Mr. Arvind Kumar Sharma, Advocate and
Mr. Dipanshu Kapur, Advocate for respondent
(in ARB-301-2024)

JAGMOHAN BANSAL, J. (Oral)

1. As common issues are involved in the above captioned applications, with the consent of all the parties, the captioned applications are hereby disposed of by this common order. The facts for the sake of brevity and convenience are borrowed from *ARB-54-2024*.

2. Through instant application under Section 11(6) of the Arbitration and Conciliation Act, 1996 (for short '**1996 Act**'), the applicant is seeking appointment of an Arbitrator.

3. Mr. Arvind Kumar Sharma, Advocate appeared and filed his Power of Attorney on behalf of the respondent. The same is taken on record. Registry is directed to tag the same at an appropriate place.

4. The applicant is a builder and all the respondents are its allottees. The parties entered into maintenance agreement dated 18.01.2012 (Annexure P-2). There is an arbitration clause in the aforesaid agreement. A dispute has erupted between the parties with respect to maintenance charges. The execution of agreement, arbitration clause in the agreement and service of notice under Section 21 of 1996 Act is not disputed.



5. Mr. Chetan Mittal, Senior Advocate submits that respondents have no objection if the matters are referred to an Arbitrator, however, the fee of the Arbitrator to be paid by them may be taken care of.

6. Conditions to invoke power conferred by Section 11(6) of 1996 Act stand satisfied, thus, I hereby appoint a sole Arbitrator to adjudicate the dispute between the parties.

7. Mr. Arun Kumar Singal, District & Sessions Judge (Retd.), residing at #A-61, Second Floor, Palladians, Near Baani Square, Sector 47, Gurugram, Haryana, Mobile No.9991743666 is hereby appointed as a Sole Arbitrator to adjudicate the dispute between the parties, subject to compliance of statutory requirements. The learned Arbitrator is requested to comply with mandate of Section 12 of 1996 Act before proceeding further.

8. Parties are directed to appear before the learned Arbitrator on date, time and place to be fixed by the Arbitrator at his convenience.

9. The Arbitrator is entitled to fee in accordance with the Fourth Schedule of the Act, as amended, however, he, in view of large number of respondents, is requested to take care of fee to be charged from the respondents.

10. The Arbitrator is requested to complete the proceedings as per time limit specified under Section 29-A of the Act.



11. Needless to mention, parties would be at liberty to raise all the claims/defences/counter claims/pleas before the Arbitrator. Any observation made hereinabove will not be binding on the learned Arbitrator.

12. A request letter along with copy of this order be sent to Mr. Arun Kumar Singal.

(JAGMOHAN BANSAL)
JUDGE

03.09.2024
Mohit Kumar

Whether speaking/reasoned	Yes/No
Whether reportable	Yes/No