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IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION

ARBITRATION APPLICATION NO. 68 OF 2025

Apex Developers

...Applicant

Versus

Mangal Bhuvan Co-operative Housing
Society Limited and Ors.

...Respondents

Mr. Nitin Thakkar, Senior Counsel *a/w Mr. Rohan Sawant and Mr. Anand Kumar i/b Mr. Daulat A. Jehangir for the Applicant.*

Ms. Aneesa Cheema *i/b Mr. Laxman Jain for the Respondent No.1.*

CORAM : SOMASEKHAR SUNDARESAN, J.
DATE : JUNE 11, 2025

PC :

1. This Application has been filed under Section 11 of the Arbitration and Conciliation Act, 1996 (*"the Act"*) seeking appointment of an arbitrator in connection with disputes and differences that are said to have arisen between the parties under a Development Agreement dated December 19, 2010 (*"Agreement"*). The arbitration agreement is contained in Clause 20 of the Agreement (found at Page No. 72 of the Application). In the interest of brevity, the arbitration agreement is not being extracted here. Suffice it to say that this matter falls within the jurisdiction of this Court.

2. Learned Counsel for the Respondent No.1 has entered appearance and accepts service. She submits that Respondent No.1 has no quarrel with proceeding to arbitration forthwith keeping all rights and

contentions on merits open. The only submission is that Respondent Nos. 2 to 4 are office bearers of Respondent No.1-Society and in fact do not have privity to the arbitration agreement. Learned Counsel on behalf of the Applicant has no objection in dropping Respondent Nos. 2 to 4 from the arbitration proceedings.

3. The scope of review under Section 11 is explicitly set out in Section 11(6A) of the Act. It is now trite law, with particular regard to the Supreme Court's decision rendered by a seven-judge Bench in the *Interplay Judgement*¹ followed by multiple others, including *SBI General*² and *Patel*³ that the Section 11 Court ought not to venture beyond examining the existence of a validly existing arbitration agreement that has been formally executed. Even questions of existential substance is a matter that falls squarely in the domain of the arbitral tribunal, in view of Section 16 of the Act.

4. Being satisfied that an arbitration agreement is validly in existence, and that arbitration has been duly invoked, it is in the fitness of things to refer the disputes and differences between the parties in connection with the aforesaid Agreement dated December 19, 2010 to arbitration by a Sole Arbitrator.

¹ In Re: Interplay Between Arbitration Agreements under the Arbitration and Conciliation Act, 1996 and Stamp Act, 1899 - (2024) 6 SCC 1

² SBI General Insurance Co. Ltd. Vs. Krish Spinning - 2024 SCC OnLine SC 1754

³ Ajay Madhusudan Patel Vs. Jyotrindra S. Patel - 2024 SCC OnLine SC 2597

5. In these circumstances, no useful purpose would be served by keeping the Section 11 Application pending any further on the docket of this Court. The Application is ***finally disposed of*** in the following terms:-

A] Mr. Amrut Joshi, Learned Advocate of this Court is hereby appointed as the Sole Arbitrator to adjudicate upon the disputes and differences between the parties arising out of and in connection with the Agreement referred to above;

Address : 302, B Wing, Fort Chambers,

Above Stock Exchange P.O., Homi Mody Cross Lane,
Fort, Mumbai – 400 001.

E mail : amorjos@gmail.com

B] A copy of this Order will be communicated to the Learned Sole Arbitrator by the Advocate for the Applicant within a period of one week from the date on which this order is uploaded on the website of this Court. The Applicant shall provide the contact and communication particulars of the parties to the Arbitral Tribunal along with a copy of this Order;

C] The Learned Sole Arbitrator is requested to forward the statutory Statement of Disclosure under Section 11(8) read with Section 12(1) of the Act to the Advocate for the Applicant so as to enable them to file the same in the Registry of this Court. The Registry of this Court shall retain the said Statement on the file of this Application and a copy of the same shall be furnished by the Advocate for the Applicant to the Respondent;

D] The parties shall appear before the Learned Sole Arbitrator on such date and at such place as indicated, to obtain appropriate directions with regard to conduct of the arbitration

including fixing a schedule for pleadings, examination of witnesses, if any, schedule of hearings etc. At such meeting, the parties shall provide a valid and functional email address along with mobile and landline numbers of the respective Advocates of the parties to the Arbitral Tribunal. Communications to such email addresses shall constitute valid service of correspondence in connection with the arbitration;

E] All arbitral costs and fees of the Arbitral Tribunal shall be borne by the parties equally in the first instance, and shall be subject to any final Award that may be passed by the Tribunal in relation to costs.

6. Commercial Arbitration Petition No. 416 of 2024 is a Petition filed under Section 9 of the Act which is not on Board today. By consent of the parties the same is taken on Board. Learned Counsel for the Applicant seeks leave to withdraw Section 9 Petition with liberty to file an appropriate application under Section 17 of the Act bringing on record subsequent developments which are necessary for the Arbitral Tribunal to consider at the time of making interim arrangements.

7. The Section 9 Petition stands *finally disposed of* as withdrawn with liberty as prayed. Needless to say, that the Respondents may file an application under Section 16 of the Act if so advised.

8. Needless to say, nothing contained in this order is an expression of an opinion on merits of the matter or the relative strength of the parties. All issues on merits are expressly kept open to be agitated before the arbitral tribunal appointed hereby.

9. All actions required to be taken pursuant to this order shall be taken upon receipt of a downloaded copy as available on this Court's website.

[SOMASEKHAR SUNDARESAN, J.]