



ARB-482-2024

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**IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH**

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Date of Decision: 23.01.2025

Sanasunu Hospitality Private Limited**...Applicant**

Versus

Advance India Projects Limited**...Respondent****CORAM: HON'BLE MR. JUSTICE JAGMOHAN BANSAL**

Present: - Mr. Shobit Phutela, Advocate and
Ms. Nidhi Sharma, Advocate for the applicant
Mr. Sandeep Verma, Advocate and
Ms. Rupali Verma, Advocate for the respondent

JAGMOHAN BANSAL, J. (Oral)

1. Through instant application under Section 11 of the Arbitration and Conciliation Act, 1996 (for short '**1996 Act**'), the applicant is seeking appointment of an Arbitrator.
2. The parties executed two letters of intent dated 05.07.2021. Subsequently, two lease deeds dated 10.12.2021 (Annexure P-1) were executed between the parties. A dispute erupted between the parties. There is an arbitration clause in the aforesaid lease deeds. The execution of lease deeds, arbitration clause therein and service of notice under Section 21 of 1996 Act is not disputed.
3. Reply filed by the respondent is taken on record. Registry is directed to tag the same at an appropriate place.

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4. Learned counsel for the respondent submits that the applicant is claiming different amounts in different letters. It shows that the applicant is attempting to create unnecessary pressure. The demand raised by the applicant is exorbitant.

5. The issues raised by the applicant needs to be adjudicated by Arbitral Tribunal.

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. Justice Ramendra Jain, Former Judge of this Court, residing at #A-143, Sushant Lok (Umeed Marg), Block A, Phase-I, Gurugram-122009, Mobile No.9971288222 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 shall be paid fee in accordance with the Fourth Schedule of the 1996 Act, as amended.

10. The Arbitrator is requested to complete the proceedings as per time limit specified under Section 29-A of the 1996 Act.

11. Needless to mention, parties would be at liberty to raise all the claims/defences/counter claims/pleas before the Arbitrator. Any observation

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12. A request letter along with copy of this order be sent to
Mr. Justice Ramendra Jain.

(JAGMOHAN BANSAL)
JUDGE

23.01.2025*Mohit Kumar*

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