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

+ **ARB.P. 396/2025**

BIO 2 (INDIA) LIMITEDPetitioner
Through: **Mr. Siddhant Mehta, Advocate**

versus

MRS SUDESH SINHA & ORS.Respondents
Through: **Ms. Prakriti Rastogi, Advocate**

CORAM:
HON'BLE MR. JUSTICE AMIT BANSAL

ORDER
15.09.2025

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1. The present petition is filed under Section 11(6) of the Arbitration and Conciliation Act, 1996 seeking appointment of an Arbitrator to adjudicate the disputes between the parties arising out of Lease Deed dated 5th January, 2024 for lease of the premises being D-855, New Friends Colony, New Delhi 110065 ('subject property'). The arbitration clause is contained in Clause 24 of the said Lease Deed. The same is set out below:-

“24. Any disputes and differences which may arise between the parties of this Lease Agreement which cannot be settled amicably with regard to construction, meaning and effect of this agreement or any part thereof or in any way related to or pertaining thereto shall be resolved by having recourse to arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996 as amended time to time. The venue of the arbitration shall be at Delhi and the courts at Delhi alone shall have the jurisdiction to settle the disputes, if any, arising out of this agreement.”



2. A perusal of the notice dated 28th November, 2024, suggests that the petitioner has invoked arbitration upon receiving a legal notice from respondents, dated 7th November, 2024, seeking eviction of the petitioner from the subject property. It is stated that the said notice was issued during the lock-in period.
3. Counsel for the respondents submits that the respondents have filed a civil suit for eviction before the Saket District Courts.
4. In view of the above, the present petition is disposed of while reserving the right of the petitioner to object to the maintainability of the aforesaid suit on the ground that the subject matter of the dispute is covered by arbitration clause.
5. Accordingly, the petition is disposed of.

AMIT BANSAL, J

SEPTEMBER 15, 2025
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