



\$~10

* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ **ARB.P. 672/2025**
91 SPRINGBOARD BUSINESS HUB PVT LTD

.....Petitioner

Through: Mr. Varun Garg, Adv.

versus

BROKERSOFFICE PRIVATE LIMITED

.....Respondent

Through: Mr. Rakesh Kumar, Adv.

CORAM:

HON'BLE MR. JUSTICE JASMEET SINGH

ORDER

18.08.2025

%

1. This is a petition filed under Section 11 of the Arbitration and Conciliation Act, 1996, seeking appointment of an Arbitrator for adjudication of disputes between the parties arising out of Co-working Letter-terms of Offer dated 22.02.2023, as amended from time to time.
2. The petitioner is engaged in the business of providing co-working spaces. The respondent had approached the petitioner in the month of February 2023 with a requirement of a private area membership package for accommodating about 10 members at the petitioner's co-working space situated at Mythri Square, 2-41/11/6/2, Gachibowli Miyapur Rd, Kondapur, K.V. Rangareddy, Serilingampally, Telangana.
3. That in the month of February of 2023, on the mutually agreed terms and conditions the petitioner and the respondent entered into and executed a Coworking Letter- Terms of offer ("Agreement") dated 22.02.2023



4. The Arbitration Clause being Clause 17(f) of the Agreement reads as under:-

“17. . . .

*f. **Dispute Resolution:** Any dispute arising out of or in connection with this Terms of Offer which is not resolved within 21 (Twenty-One) days after the service of a notice by a Party on the other, including any question regarding its existence, validity or termination shall be referred to and finally resolved through arbitration by a sole arbitrator nominated mutually by both parties under the Arbitration and Conciliation Act, 1996 and other applicable provisions thereof. In the event the parties are not able to mutually appoint one arbitrator within 5 days from the commencement of discussion to this effect, each party would appoint one arbitrator who will in-turn appoint a third arbitrator who would be the chairperson of the tribunal thus constituted. The arbitration proceedings shall be in the English language and shall be held in New Delhi. The arbitration award shall be final and binding on the Parties.”*

5. Since there were disputes between the parties, the petitioner invoked arbitration vide legal notice dated 24.12.2024. Receipt of the same was also acknowledged by the Director of the respondent Company by way of reply email dated 31.12.2024. However, despite the same, the respondent has till date not responded to the same. Hence, the present petition.
6. Mr. Kumar, learned counsel appears on behalf of the respondent and has no objection to the petition being allowed and appointment of the arbitrator.
7. I am satisfied that there exists a valid arbitration clause and there are



disputes subsisting between the parties which need to be adjudicated through the Arbitral mechanism.

8. Since the amount is meagre, Mr. Garg, learned counsel for the petitioner, requests that a Sole Arbitrator be appointed.
9. Accordingly, the petition is allowed and the following directions are issued:-
 - i) Mr. Govind Kumar, Advocate (Mob. No. 9999871106) is appointed as a Sole Arbitrator to adjudicate the disputes between the parties.
 - ii) The arbitration will be held under the aegis and rules of the Delhi International Arbitration Centre, Delhi High Court, Sher Shah Road, New Delhi (hereinafter, referred to as the 'DIAC').
 - iii) The remuneration of the learned Arbitrator shall be in terms of DIAC (Administrative Cost and Arbitrators' Fees) Rules, 2018.
 - iv) The learned Arbitrator is requested to furnish a declaration in terms of Section 12 of the Act prior to entering into the reference.
 - v) It is made clear that all the rights and contentions of the parties, including as to the arbitrability of any of the claim, any other preliminary objection, as well as claims/counter-claims and merits of the dispute of either of the parties, are left open for adjudication by the learned arbitrator.
 - vi) The parties shall approach the learned Arbitrator within two weeks from today.



10. The petition is disposed of in the aforesaid terms.

AUGUST 18, 2025 / (MS)

JASMEET SINGH, J