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

+ **ARB.P. 760/2025**

SANDEEP KATARIA

.....Petitioner

Through: Mr. Abhishek Semwal and Mr. Rashil
Gandhi, Advocates

versus

TRIVENIMUDRAI PROJECT LIMITED

.....Respondent

Through: Mr. Zain A. Khan and Mr. Mohd.
Abran Khan, Advocates

CORAM:

HON'BLE MR. JUSTICE SUBRAMONIUM PRASAD

ORDER

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13.11.2025

1. This Petition has been filed under Section 11(6) of the Arbitration and Conciliation Act, 1996 seeking appointment of an Arbitrator to adjudicate on the disputes which have arisen between the parties under the Lease Agreement dated 14.07.2022.

2. It is stated that under the said Agreement, the Petitioner herein let out his property bearing no. D-11, Defence Colony, New Delhi-110024, to the Respondent herein for a period of nine years at the monthly rent of Rs.7,50,000/-. It is stated that disputes arose between the parties because of non-payment of rent by the Respondent. It is stated by the learned Counsel for the Petitioner that as on date about Rs.30,55,250/- is due and payable by the Respondent.

3. A notice dated 23.01.2025 under Section 21 of the Arbitration and Conciliation Act, 1996, was sent by the Petitioner to the Respondents invoking Arbitration. It is stated that despite service of the Notice, the



Respondent has not replied to the same. The Petitioner has, therefore, approached this Court by filing the present Petition.

4. In view of the fact that disputes have arisen between the parties and there is an arbitration clause in the Agreement, this Court is inclined to appoint an Arbitrator to adjudicate upon the disputes between the parties.

5. Accordingly, Ms. Rimali Batra, Advocate (Mob: 9871205011) is appointed as the Sole Arbitrator to adjudicate upon the disputes between the parties.

6. The arbitration would take place under the aegis of the Delhi International Arbitration Centre (DIAC) and would abide by its rules and regulations. The learned Arbitrator shall be entitled to fees as per the Schedule of Fees maintained by the DIAC.

7. The learned Arbitrator is also requested to file the requisite disclosure under Section 12(2) of the Arbitration & Conciliation Act within two weeks of entering the reference.

8. All rights and contentions of the parties in relation to the claims/counter-claims are kept open, to be decided by the learned Arbitrator on their merits, in accordance with law.

9. Needless to say, nothing in this order shall be construed as an expression on the merits.

10. The present petition stands disposed of in the above terms along with pending application(s), if any.

SUBRAMONIUM PRASAD, J

NOVEMBER 13, 2025

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