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

+ ARB.P. 1200/2025 & I.A. 19528/2025

NATASHA NARAIN THROUGH SPA VIKRANT
NARAIN

.....Petitioner

Through: Mr. Ajay Awasthi, Advocate

versus

M/S. INDIA MOBLER LLP THROUGH ITS PARTNER
MANISH GUPTA

.....Respondent

Through: Mr. Subhash Chand, Advocate.

CORAM:

HON'BLE MR. JUSTICE AMIT BANSAL

ORDER

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27.10.2025

1. This is a petition under Section 11(6) of the Arbitration and Conciliation Act, 1996 (hereinafter 'the Act'), seeking appointment of a Sole Arbitrator for the adjudication of the disputes between the parties arising out of a Lease Agreement dated 13th January, 2021 (hereinafter 'the Agreement'). By way of which the petitioner leased out the demised premises to the respondent for a monthly rent of Rs.1,80,000 for a period of nine (9) years.
2. Counsel for the petitioner submits that the Agreement contains an arbitration clause, i.e. Clause 5, which provides for adjudication of disputes arising between the parties by way of arbitration.
3. Counsel for the petitioner further submits that since the respondent defaulted in paying the monthly rent, the petitioner sent a notice dated 21st



March, 2025 to the respondent invoking the aforesaid arbitration clause under Section 21 of the Act.

4. No response to the aforesaid notice was received by the petitioner.
5. Counsel entered appearance on behalf of the respondent on 18th September, 2025, and was granted two weeks' time to file reply. It was also clarified that no further opportunity to file reply shall be granted.
6. Today, counsel appearing on behalf of the respondent seeks further time to file reply.
7. In these circumstances, the Court is not inclined to grant further opportunity to the respondent to file reply.
8. Accordingly, the dispute between the parties under the Agreement is referred to the Arbitral Tribunal comprising a Sole Arbitrator. The following directions are issued in this regard:

- a. Mr. Ritesh Sharma (Mobile No.: 9810339165) is appointed as a Sole Arbitrator to adjudicate the disputes between the parties.
- b. The arbitral proceedings shall be held under the aegis of the Delhi International Arbitration Centre, Delhi High Court, Sher Shah Road, New Delhi (hereinafter '**DIAC**').
- c. The remuneration of the Arbitrator shall be in terms of DIAC (Administrative Cost and Arbitrators' Fees) Rules, 2018.
- d. The Arbitrator is requested to furnish a declaration in terms of Section 12 of the Act prior to entering into the reference. In the event there is any impediment to the Arbitrator's appointment on that count, the parties are given liberty to file an appropriate application before this Court.
- e. The parties shall approach the Arbitrator within two (2) weeks



from today.

9. It is made clear that all the rights and contentions of the parties, including the arbitrability of any of the claims and/ or counter claims, any other preliminary objections as well as claims on merits of the dispute of either of the parties, are left open for adjudication by the Arbitrator.
10. The petition stands disposed of in the aforesaid terms.
11. All pending applications stand disposed of.
12. Needless to state, nothing in this order shall be construed as an expression of this Court on the merits of the case.

AMIT BANSAL, J

OCTOBER 27, 2025
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