



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 24-02-2026

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THE HONOURABLE MR JUSTICE N. ANAND VENKATESH

Arb O.P(COM.DIV.) No. 1 of 2026

1. M/s.Orbix Designs Pvt Ltd.,
Rep by its Director Mrs.Arthi,
W/o.Raakesh Natarajan,
Registered office at First Floor,
Door No.10/3, Muthiyal Reddy
Street, Alandur,
Chennai - 600 016.

Petitioner

Vs

P.Manikandan
S/o.B.Padmanabhan, No.55/23,
4th Floor, Embassy Tower,
Montieth Road, Egmore, Chennai
- 600 008.

Respondent(s)

PRAYER

Petition filed under Section 11(6) of the Arbitration and Conciliation Act, 1996, to appoint a Sole Arbitrator to adjudicate upon the difference and disputes between the parties under the lease agreement dated 29.06.2023.

For Petitioner (s): Mr.Umacharan

For -

Respondent(s):



ORDER

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This petition has been filed under Section 11 (6) of the Arbitration and Conciliation Act, 1996 [for brevity 'the Act'] for appointment of a sole arbitrator to adjudicate the differences and disputes between the parties under the Lease Agreement dated 29.06.2023.

2. When the matter came up for hearing on 08.01.2026, the following order came to be passed by this Court:-

This petition has been filed under Section 11 of the Arbitration and Conciliation Act, 1996 [hereinafter referred to as 'the Act'] to appoint an arbitrator to resolve the dispute arising out of the Lease Agreement dated 29.06.2023.

2. The Lease Agreement provides for referring the dispute for Arbitration under Clause 3(iv) and the same is extracted hereunder:-

“Any dispute or difference arising out of or in respect of this Lease Agreement shall be referred to either to the above said Act or to the common Arbitrator in accordance with the provision of the Arbitration and Conciliation Act,



1996.”

3. The trigger notice under Section 21 of the Act was issued on 05.12.2025 and the same has also been received by respondent. Since there was no response, the present petition has been filed before this Court.

4. Notice to respondents returnable by 16.02.2026. Private notice is also permitted. Post this petition for hearing on 16.02.2026.

3. The private notice sent to the respondent has been served and the affidavit of service has also been filed. There is no representation for the respondent either in person or through counsel.

4. This Court finds that there is a valid agreement between the parties in line with Section 7 of the Act and it contains an arbitration clause.

5. In view of the above, this Court is inclined to proceed further and appoint Sole Arbitrator and refer the dispute between the petitioner and the respondent to the Sole Arbitrator, which will be dealt with on its own merits and in accordance with law.



6. In the light of the above discussion, this Court appoints Mrs.Aparajitha Viswanath, Jenasenan and Partners, Advocate, at No.15, Old No.6, Deivasigamani Street, Royapettah, Chennai 600 014, Mobile No.9677197190, as the sole Arbitrator and the sole Arbitrator is requested to adjudicate the arbitral disputes that had arisen between the parties and render arbitral award by holding sittings in the 'Madras High Court Arbitration Centre under the aegis of this Court' (MHCAC) as per Madras High Court Arbitration Proceedings Rules 2017 and fee of Sole Arbitrator shall be in accordance with the Madras High Court Arbitration Centre (MHCAC) (Administrative Cost and Arbitrator's Fees) Rules 2017.

7. Accordingly, this petition is disposed of.

24-02-2026

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Index:Yes/No

Speaking/Non-speaking order

Internet:Yes

Neutral Citation:Yes/No

To

1.P.Manikandan

S/o.B.Palamanabham, No.55/23,

4th Floor, Embassy Tower,

Montieth Road, Egmore, Chennai

- 600 008.



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N.ANAND VENKATESH J.
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