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

+ **ARB.P. 371/2026, I.A. 5421/2026 & I.A. 5422/2026**

**PUNEET JAIN**

.....Petitioner

Through: Ms. Anjaneya Mishra and Mr.  
Abhisehk Bhaduri, Advs.

versus

**IMPERIA STRUCTURES LIMITED**

.....Respondent

Through: Mr. Tushar Sharma, Mr. Sachin Jain  
and Mr. Ram Pawar, Advs.

**CORAM:**

**HON'BLE MR. JUSTICE AVNEESH JHINGAN**

**ORDER**

**04.05.2026**

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1. The present petition is filed under Section 11 of the Arbitration and Conciliation Act, 1996 (for short 'the Act') for appointment of an arbitrator.
2. The brief facts are that the petitioner entered into a Unit Buyer's Agreement dated 17.11.2016 with the respondent for the suit premises situated at Unit No. 7010 at 7th floor in Tower A in Virtual IT Space, ad-measuring 55.74 sq. mtr. (600 sq. ft.). Disputes arose between the parties to the lis. The petitioner invoked arbitration vide notice dated 31.10.2025 under Clause 57 of the Agreement. On failure to do the needful, the present petition was filed.
3. Learned counsel for the respondents on instructions has no objection for referring the matter to arbitration.
4. Accordingly, the petition is allowed by appointing Mr. Rajeev Gururaj, Advocate (Mobile No.: 9704847263), as the sole arbitrator for



adjudication of the disputes which have arisen between the parties.

5. The fees of the learned Arbitrator will be governed by Schedule IV of the Act. Before entering upon reference, the learned Arbitrator will comply with Section 12 of the Act.

6. It is made clear that since this Court has not expressed any opinion on the merits of the rival claims of the parties, it will be open for the parties to file their respective claims/counter claims before the learned Arbitrator which will be considered in accordance with law.

7. A copy of this order be forwarded to the learned Arbitrator for information.

**AVNEESH JHINGAN, J**

**MAY 4, 2026/Pa**