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

+ **ARB.P. 1910/2025**

ANITA

.....Petitioner

Through: Mr. S. Khan, Ms. Sushmita, Mr.
Sagar and Ms. Masra Nadeem,
Advocates

versus

M/S AIRPLAZA RETAIL HOLDING PVT. LTD.Respondent

Through:

CORAM:

HON'BLE MR. JUSTICE SUBRAMONIUM PRASAD

ORDER

% **18.11.2025**

I.A. 28407/2025 (Exemption)

Allowed, subject to all just exceptions.

ARB.P. 1910/2025

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 04.10.2015.

2. It is stated that under the said Agreement, the Petitioner herein leased out the Basement, Ground, first and second floors of the commercial property situated at Khasra No. 350, 361, 363 & 364 MIN Mongol Puri Khurd, Delhi-110083, to the Respondent herein. It is stated that disputes arose between the parties regarding rent of the property and the parties approached this Court by filing ARB.P.460/2023 wherein this Court vide



Order dated 03.08.2023 appointed Justice Pratibha Rani (Retd.) as the Sole Arbitrator to adjudicate upon the disputes between the parties. It is stated that the learned Sole Arbitrator vide award dated 03.02.2024 held that the Petitioner is entitled to rent from 11.02.2023 to August, 2023. It is stated that the Petitioner herein filed an application before the learned Arbitrator seeking clarification as to whether the award would also include future rent or not. The said application was disposed of by the learned Arbitrator vide Order dated 08.09.2025 holding that the issue of future rent has not been adjudicated by her and only rent from 11.02.2023 to August, 2023 has been awarded to the Petitioner. It is stated that the Petitioner is entitled for rent from August, 2023 onwards as well, a Notice under Section 21 of the Arbitration and Conciliation Act, 1996 was issued by the Petitioner to the Respondent on 22.09.2025 claiming a sum of Rs.81,68,599/- toward rent from 01.09.2023 to 31.09.2025 along with interest. It is stated that since the Respondent has not replied to the said Notice, the Petitioner herein has approached this Court by filing the present Petition.

3. Issue Notice.
4. On Petitioner's taking steps, let notice be issued to the Respondent No.1 through all permissible modes, including *Dasti*.
5. List on 05.02.2026.

SUBRAMONIUM PRASAD, J

NOVEMBER 18, 2025

Rahul