

**IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD**

**THURSDAY, THE TWENTY THIRD DAY OF JULY
TWO THOUSAND AND TWENTY SIX**

PRESENT

**THE HONOURABLE JUSTICE MOUSHUMI BHATTACHARYA
AND
THE HONOURABLE SRI JUSTICE GADI PRAVEEN KUMAR**

CIVIL REVISION PETITION NO: 2182 OF 2026

Petition under Article 227 of Constitution of India aggrieved by the order dated 17.07.2026 passed in I.A. No. 470 of 2026 in C.O.P. No. 57 of 2026 on the file of the Court of the Principal Special Court in the Cadre of District Judge for Trial and Disposal of Commercial Disputes at Hyderabad.

Between:

M/s. Radhika Projects Private Limited., Sy. No. 70, Kompally Village, Quthbullapur Mandal, Medchal Malkajgiri District, Telangana - 500060, Rep. by its Director, Sri Sunil Damodar, S/o. Sri Govind Raj.

...Petitioner/Petitioner – Award Debtor

AND

1. M/s. J.B. Homes Builders and Developers, A registered Partnership Firm bearing Registration No. 1886/2006, Office at 1-2-412/6, Flat No. V-B, Lake View Mansion, Domalguda, Hyderabad - 500029, Telangana, Rep. by its Managing Partner, Sri S. Santhok Singh.

...Respondent No. 1/Respondent No. 1 – Award Holder

2. Sri Justice A. Rajasekhar Reddy (Retd.), Former Judge, High Court for the State of Telangana, Sole Arbitrator in Arbitration Case No. 6 of 2023, Plot No. 22-A, MLA Colony, Road No. 12, Banjara Hills, Hyderabad - 500034, Telangana. (Respondent No. 2 is a formal party)

...Respondent No. 2/Respondent No. 2

I.A. NO: 2 OF 2026

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to suspend the operation and effect of the Order dated 17.07.2026 passed in I.A. No. 470 of 2026 in C.O.P. No. 57 of 2026 by the Principal Special Court in the Cadre of District Judge for Trial and Disposal of Commercial Disputes at Hyderabad.

**Counsel for the Petitioner : Sri Kailash Nath P.S.S, Counsel representing
Sri K Suyodh Reddy**

Counsel for the Respondents: -

The Court made the following: ORDER

HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD

THE HON'BLE JUSTICE MOUSHUMI BHATTACHARYA
AND
THE HON'BLE JUSTICE GADI PRAVEEN KUMAR

CIVIL REVISION PETITION No.2182 OF 2026

DATE: 23.07.2026

Between:

M/s. Radhika Projects Private Limited

... Petitioner

And

M/s. J.B. Homes Builders and Developers and another

...Respondents

Mr. Kailash Nath P.S.S, learned counsel representing Mr. K. Suyoudh Reddy, learned counsel appearing for the petitioner.

ORDER: (Per Hon'ble Justice Moushumi Bhattacharya)

1. The present Civil Revision Petition has been filed against an order dated 17.07.2026 passed by the learned Commercial Court at Hyderabad, closing I.A.No.470 of 2026 in C.O.P.No.57 of 2026 filed by the petitioner herein for compliance with an order dated 07.07.2026 passed by the Commercial Court.

2. The petitioner, who is the Award Debtor in respect of an Award dated 20.03.2025, filed C.O.P. No.57 of 2026 seeking to set aside the Award dated 20.03.2025 passed by the learned

Arbitral Tribunal. The petitioner also filed I.A.No.470 of 2026 under section 36(3) of The Arbitration and Conciliation Act, 1996 ('the 1996 Act') seeking stay of implementation and execution of the Arbitral Award dated 20.03.2025. By the order dated 07.07.2026, the Commercial Court granted stay of the enforcement of the Award dated 20.03.2025 subject to the condition that the petitioner deposits a sum of Rs.1 02,50,000/- within 10 days from the date of the said order.

3. On 17.07.2026 i.e., the date on which the time granted for depositing the amount expired, the petitioner filed an application under section 148 of The Code of Civil Procedure, 1908, seeking enlargement of time. By the impugned order dated 17.07.2026, the Commercial Court recorded that the Commercial Court waited till 16:30 hours, but the petitioner failed to comply with the order dated 07.07.2026. The Commercial Court accordingly closed the petition (I.A.No.470 of 2026).

4. Learned counsel appearing for the petitioner submits that the Commercial Court failed to take into account the application filed by the petitioner seeking enlargement of time and proceeded to close I.A.No.470 of 2026.

5. We have considered the submissions made by counsel appearing for the petitioner and are of the firm view that the petitioner, being the Award Debtor in respect of the Award dated 20.03.2025, ought to be called upon to secure the Award and comply with the condition imposed by the Commercial Court in the order dated 07.07.2026 allowing I.A.No.470 of 2026 filed under section 36(3) of the 1996 Act. The petitioner has failed to do so till date. It is pertinent to note that the petitioner filed the application seeking enlargement of time only on the last date fixed for compliance i.e., 17.07.2026.

6. In view of the above, the impugned order dated 17.07.2026 is set aside. The petitioner is directed to deposit the sum of Rs.1,02,50,000/- before the Commercial Court on or before 27.07.2026. We make it clear that in the event the petitioner/Award Debtor defaults in complying with this direction, the respondent No.1/Award Holder shall be at liberty to file an appropriate application seeking suitable directions. The Court shall also be at liberty of closing the application for stay of the Award.

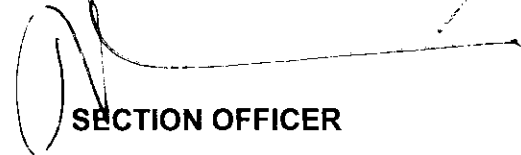
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7. C.R.P.No.2182 of 2026, along with all connected applications, is accordingly disposed of in terms of the above.

There shall be no order as to costs.

//TRUE COPY//

**SD/- M. OSMAN ALI BAIG
ASSISTANT REGISTRAR**


SECTION OFFICER

To,

1. The Principal Special Court in the Cadre of District Judge for Trial and Disposal of Commercial Disputes at Hyderabad.
2. One CC to Sri K Suyodh Reddy, Advocate [OPUC]
3. Two CD Copies

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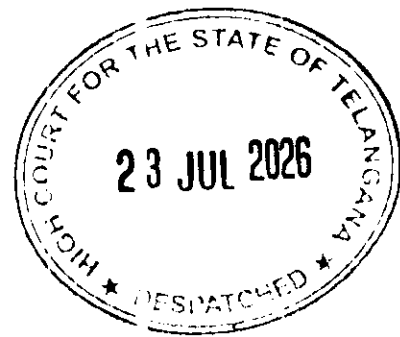


HIGH COURT

DATED: 23/07/2026

ORDER

CRP.No.2182 of 2026



DISPOSING OF THE CIVIL REVISION PETITION

WITHOUT COSTS

5 SPT
23/7/26