IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD

FRIDAY, THE THIRTIETH DAY OF OCTOBER
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE THE ACTING CHIEF JUSTICE P.SAM KOSHY

ARBITRATION APPLICATION NO: 65 OF 2026

Between:

Sri k. Sudhakar Reddy, S/o Sri. Laxma Reddy Aged about 45 years, R/o.3-44/1, Thippapur, Bhiknur, Nizamabad, Telangana-503101

...Applicant/Petitioner

AND

1. M/S LAKSHMIRAM PROPERTIES PVT. LTD, Plot No. 337, Sy. No. 441/1, Matrusri Nagar, Miyapur, Serilingampally, Hyderabad - 500049, Telangana State. Represented by its Director
2. Mr. Md. Ch. N. V. Karthik Bharadwaj, Aged about 28 years old R/o. plot No. 144 & 146, Karthik Residency, Prabhupada Township, Kondapur, Hyderabad-500084.

...Respondent

Arbitration Application under Section 11 (6) of the Arbitration and Conciliation Act 1996 praying that the High Court may be pleased to appoint a Sole Arbitrator to adjudicate the disputes between the Applicant and the Respondent arising under the Development Agreement-cum-General Power of Attorney dated 07.02.2023, including those issues raised by the Respondent in its reply notice concerning the alleged mortgage or suppression, in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

Counsel for the Petitioner : Sri P Pratap

Counsel for the Respondents: Sri A V L S Prakash

The Court made the following: ORDER

IN THE HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

THE HONOURABLE THE ACTING CHIEF JUSTICE P. SAM KOSHY

Arbitration Application No.65 of 2026
(CNR.No. HBHC010011072026)

Date of order : 30.10.2026

Between:

K. Sudhakar Reddy

... Applicant

and

M/s. Lakshmiram Properties Pvt. Ltd. and another

... Respondents

ORDER :

Heard Mr. P. P. Pratap, learned counsel appearing for the applicant and Mr. A.V.L.S. Prakash, learned counsel appearing for the respondents.

2. The instant Arbitration Application has been filed by the applicant under Section 11(6) of the Arbitration and Conciliation Act, 1996 seeking appointment of an arbitrator to adjudicate the dispute between the parties.

3. Admittedly, the parties have entered into a Development Agreement-cum-General Power of Attorney dated 07.02.2023. Learned counsel for the applicant drawn the attention of this Court on the arbitration clause which reads thus:

> "21. In case of any disputes arises between parties hereto touching these presents, the matter shall be referred to the Arbitrators one chosen by each party and in case of any difference of opinion between such Arbitrators, they shall nominate a common umpire and their Award shall be final and binding on both the parties and the relevant provisions of the Arbitration Act shall apply."

4. When the dispute has arisen between the parties, the applicant got issued a legal notice to the respondents for appointment of Arbitrator, but the respondents opposed the request of the petitioner for appointment of an arbitrator.

5. It appears that there exist disputes between the parties which need to be resolved through Arbitration procedure, as per the dispute resolution clause.

6. Therefore, a former District Judge Smt. B. Manjari (Resident of Flat No.103, Sai Krupa Avanthi Apartments, West Maredpally, Secunderabad; Mobile No.9849582596), is appointed as sole arbitrator to adjudicate the dispute between the parties and the proposed arbitrator has given consent.

7. The parties shall appear before the sole arbitrator along with a copy of this order. Thereupon, the sole arbitrator shall proceed with the arbitral proceedings in accordance with law.

8. Accordingly, the Arbitration Application is allowed. No costs. As a sequel, miscellaneous petitions, pending if any, stand closed.

SD/- B. SATYAVATHI
JOINT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. Smt B. Manjari, former District Judge, Resident of Flat No. 103, Sai Krupa Avanthi Apartments, West Maredpally, Secunderabad, Mobile No. 9849582596**(By Special Messenger) (Along with a Copy of affidavit and material papers)**
2. One CC to Sri P Pratap, Advocate [OPUC]
3. One CC to Sri A V L S Prakash, Advocate [OPUC]
4. Two CD Copies

HIGH COURT

DATED: 30/10/2026



ORDER

ARBAPPL.No.65 of 2026

ALLOWING THE ARBITRATION APPLICATION

WITHOUT COSTS

(6)
06/11/26
K.K