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: 77 OF 2026

Between:

SMARTWORKS COWORKING SPACES LIMITED, Registered Office at Unit No. 305- 310, Plot No. 9, 10 and 11, Vardhman Trade Centre, Nehru Place, New Delhi 110019 Represented by its Deputy Manager Mr.Rishab Narayan S/o Rakesh Verma, Aged about 28 years Occ. Deputy Manager R/o. Unit No. 305-310, Plot No. 9, 10 and 11, Vardhman Trade Centre, Nehru Place, New Delhi-110019. Email. rishab.narayan@sworks.co.in

...Applicant

AND

M/s Brane Enterprises Private Limited, Office at.Floor No. 3 and 4, Building No.3A, Sy No. 64(P) Raheja Mindspace IT Park Madhapur, Serilingampally, Hyderabad, Telangana, India - 500081 Also at. Door No.1-90/80/83, Plot No. 83, 3rd Floor, Dwaraka Summit, Kavuri Hills, Serilingampally Mandal, Present Address Hyderabad, Telangana-500033, earlier office at 4th Floor, Sasi Icon, Beside Madhapur Metro Station Road, Road No.36 and 37, Jubilee Hills, Hyderabad Through its Director Sri Bhavani Shanker Email. contact@braneenterprtses.com, srinivasa.pulugurta@braneenterprises.com, sudheer.sw@braneenterprises.com, ramesh.anthati@braneenterprises.com, anand.penumetcha@nslhub.com

...Respondents

Arbitration Application under Section 11(5) of the Arbitration and Conciliation Act, 1996 praying that the High Court may be pleased to appoint an Arbitrator to adjudicate the claims and disputes between the Applicant and Respondent vide Deed of Sub Lease dt.07.03.2022.

Counsel for the Applicant : Sri. Maruti Rao Srungarapu

Counsel for the Respondent : Sri. TLH Advocates And Solicitors

The Court made the following:

IN THE HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

THE HON'BLE THE ACTING CHIEF JUSTICE P.SAM KOSHY

ARBITRATION APPLICATION No.77 of 2026
(CNR No.HBHC010019282026)

DATE: 30.10.2026

Between:

Smartworks Coworking Spaces Private Limited

...Applicant

AND

M/s. Brane Enterprises Private Limited

...Respondent

ORDER:

Heard Mr. Maruti Rao Srungarapu, learned counsel appearing for the applicant.

2. The instant Arbitration Application has been filed by the applicant under Section 11(5) 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 an agreement i.e., Authority Letter dated 03.12.2025. Learned counsel for the applicant drawn the attention of this Court on the arbitration clause 81, which reads thus:

> "81. In case of any dispute, the same shall be referred to Arbitration under the Arbitration & Conciliation Act, 1996 or any re-enactment thereof."

4. When the dispute has arisen between the parties, the applicant got issued a legal notice dated 12.07.2024 to the respondent for appointment of Arbitrator. The respondent in its reply dated 01.10.2025 has declined the request.

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 Judge of High Court of Andhra Pradesh Mr. Justice R.Raghunandan Rao (Resident of Flat Nos.101 & 102, Saai Priya Apts, H.No.6-3-663/7/6, adj. to Saboo Motors, Jaffar Ali Bagh, Somajiguda, Hyderabad-500082; Phone Nos.040-23303350, 9246540330), 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. There shall be no order as to costs.

As a sequel, miscellaneous petitions, pending if any, stand closed.

SD/- K. SRINVASA RAO
JOINT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. Mr. Justice R. Raghunandan Rao former Judge of High court of Andhra Pradesh (Resident of Flat Nos. 101 & 102, Saai Priya Apts. H. No. 6-3-663/7/6, Adj. Saboo Motor, Jaffar Ali Bagh, Somajiguda, Hyderabad – 500082; Phone Nos. 040-23303350, 9246540330) **(By Special Messenger) (Along with a Copy of affidavit and material papers)**
2. One CC to Sri. Maruti Rao Srungarapu, Advocate [OPUC]
3. One CC to Sri. TLH Advocates And Solicitors, Advocate [OPUC]
4. Two CD Copies

DI./GNK

HIGH COURT

DATED: 30/10/2026

ORDER

ARBAPPL.No.77 of 2026



ALLOWING THE ARBITRATION APPLICATION

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05/11/26
K.K