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: 64 OF 2026

Between:

1. SMT. ANURADHA MAHENDRA, W/o. Late Sri Kedarnath Mahendra Aged about 60 years, Occ. Household.
2. SMT. NEHA MAHENDRA, D/o. Late Sri Kedarnath Mahendra, Aged about 33 years, Occ. Private Employee.
3. SMT. DIKSHA TALWAR, D/o. Late Sri Kedarnath Mahendra, Aged about 27 years, Occ. Private Employee.

   (Applicant Nos.1 to 3 are all R/o. H.No.1-2-212/6/A, Street No.12, Gagan Mahal Road, Domalguda, Hyderabad-500029).

4. SRI. MAHENDRA SHUDDHANSHU, S/o. Sri Mahendra Brijnath, Aged about 35 years, Occ. Business, R/o. H.No.1-2-212/6/A, Street No.12, Gagan Mahal Road, Domalguda, Represented by his GPA Holder, PANKAJ KISHEN WAGHRAY, S/o. Late P. Kishen, Aged about 55 Years, Occ. Private Employee, R/o. H.No.2-2-647/92, Flat No.303, Sailaxmi Nivas, Baghamberpet, Hyderabad.

...Applicants

AND

1. M/s. DEETYA CONSTRUCTIONS, Rep. by its Sole Proprietor, Sri Venkateshwar Vuppala, S/o. Sri V. Prakasham, Aged about 43 years, Occ. Business, R/o. H.No.1-10-1608A, 3rd Floor, SML Nivas, Ashok Nagar, Hyderabad, Telangana - 500020.
2. SRI. PRITESH PITTI, S/o. Vinod Kumar Pitti, Aged about 41 years, Occ. Business, R/o. Flat No.504, 5th Floor, Shikara Bliss Apartments, Rajendra Nagar, Attapur, Hyderabad - 500048.

...Respondents

Arbitration Application under Section 11(5) & (6) of the Arbitration and Conciliation Act, 1996 R/W Scheme for Appointment of Arbitrators, 2000 praying that the High Court may be pleased to:

i. To appoint a Sole Arbitrator, to adjudicate the claims and disputes between the Applicants and respondents herein pursuant to the Registered Development Agreement Cum General Power of Attorney (DAGPA) bearing Document No.3188 of 2024, dated 15.07.2024.

ii. To award the costs of this application.

Counsel for the Petitioners : Sri. Atla Abhinandhan Reddy

Counsel for the Respondents : -

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.64 of 2026
(CNR No.HBHC010019092026)

DATE: 30.10.2026

Between:

Smt. Anuradha Mahendra W/o. Late Sri Kedarnath Mahendra & 3 others
...Applicants

AND

M/s. Deetya Constructions & another
...Respondents

ORDER:

Heard Mr. Atla Abhinandhan Reddy, learned counsel appearing for the applicants through video conference.

2. The instant Arbitration Application has been filed by the applicants under Section 11(5) & (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 15.07.2024. Learned

counsel for the applicants drawn the attention of this Court on the arbitration clause 22, which reads thus:

> "22. All the disputes arising out of or in connection with, this Development Agreement shall be initially resolved by mutually discussions among the OWNERS and DEVELOPERS or the nominated representatives of both the parties. In case of disputes not resolved by mutual discussions, the same shall be referred to the arbitration in accordance with the provisions of the Arbitration & Conciliation Act, 1996. The disputes shall be referred to the mutually agreed Arbitrator. The award of the Arbitrator shall be binding and final on both the parties."

4. When the dispute has arisen between the parties, the applicants got issued a legal notice dated 16.12.2025 to the respondents for appointment of Arbitrator, but a reply was sent by the respondents on 19.12.2025 opposing the request 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 Mr. M.Rajender (Resident of Villa No.142, Keerthi Richmond Villa, Suncity, Hyderabad-086), 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. SRINIVASA RAO
JOINT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. Mr. M. Rajender (Resident of Villa No. 142, Keerthi Richmond Villa, Suncity, Hyderabad - 086) **(By Special Messenger) (Along with a Copy of affidavit and material papers)**
2. One CC to Sri. Atla Abhinandhan Reddy, Advocate [OPUC]
3. Two CD Copies

DL/GNK

HIGH COURT

DATED: 30/10/2026



ORDER

ARBAPPL.No.64 of 2026

ALLOWING THE ARBITRATION APPLICATION

05/11/26