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: 201 OF 2026

Between:

Wing Commander V.M. Raghunath (Retd), s/o Late Mr. V.R. Murugeshan, Age about: 64 years, occupation: Armed Forces, veteran, resident of villa number 65, NVT Life Square, Nagaondanahalli, Whitefield, Bengaluru, Karnataka, 560066

...APPLICANT

AND

M/s. Jupiter Constructions, Represented by its Proprietor Sri C. Sunil s/o Late Chellappan, aged about: 53 years, Occupation: Business, Having it registered office at H. No. 34-57, ground floor, Vivekanandapuram, Sainikpuri P.O

...RESPONDENT

Arbitration Application under Section 11 (6) of the Arbitration and Conciliation Act 1996 praying that the High Court may be pleased to

i. Appoint a sole arbitrator, in accordance with the provisions of the Arbitration and Conciliation Act, 1996 to adjudicate upon the disputes/differences between the Applicant and the Respondent under Clause 20 of the Development Agreement registered at the Office of the Sub-registrar Kapra Medchal Malkajgiri District bearing Document No. 4376 of 2022 Dt. 12.7.2022.

ii. Direct the Respondents to pay the cost of these proceedings to the Applicant

Counsel for the Petitioner : Sri Keshav Bhoopal

Counsel for the Respondent : - - -

The Court made the following: ORDER

IN THE HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

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

ARBITRATION APPLICATION No.201 of 2026
(CNR No.HBHC010286032026)

DATE: 30.10.2026

Between:

Wing Commander V.M. Raghunath (Retd.)

...Applicant

AND

M/s. Jupiter Constructions

...Respondent

ORDER:

Heard Mr. Keshav Bhoopal, learned counsel appearing for the applicant.

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-Irrevocable General Power of Attorney, dated 12.07.2022. Learned counsel for the applicant drawn the attention of this Court to the Dispute Resolution Clause 20, which reads thus:

> "All the disputes arising out of or in connection with, this Development Agreement shall be initially resolved by mutual discussions between the LAND OWNER and DEVELOPER 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 sole Arbitrator. The venue of Arbitration shall be at Hyderabad. The award of the Arbitrator shall be final and binding on both the parties."

4. When the dispute has arisen between the parties, the applicant got issued a legal notice dated 06.09.2024 to the respondent for appointment of an Arbitrator. The respondent did not give any reply.

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 this Court Mr. Justice Challa Kodanda Ram (resident of Plot No.68, Road No.71, Phase III, Jubilee Hills, Hyderabad-34; Mobile No.8331010695), is appointed as sole arbitrator to adjudicate the dispute between the parties.

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/- M. RAMANA KRISHNA
JOINT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. Sri Justice Chalia Kodanda Ram, former Judge of High Court for the State of Telangana at Hyderabad, resident of Plot No. 68, Road No. 71, Phase III, Jubilee Hills, Hyderabad-34, Mobile No. 8331010695. **(By Special Messenger) (Along with a Copy of affidavit and material papers)**
2. One CC to Sri Keshav Bhoopal, Advocate [OPUC]
3. Two CD Copies

Sa/GNK

HIGH COURT

DATED: 30/10/2026



ORDER

ARBAPPL.No.201 of 2026

ALLOWING THE ARBITRATION APPLICATION

WITHOUT COSTS

05/11/26