

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

**FRIDAY, THE SEVENTEENTH DAY OF APRIL
TWO THOUSAND AND TWENTY SIX**

PRESENT

THE HONOURABLE SRI JUSTICE K.LAKSHMAN

ARBITRATION APPLICATION NO: 163 OF 2025

Between:

1. Sri Rajarajeswari Infra and Ventures Private Ltd, Formerly Known as Raja Rajeswari Associates (a company incorporated under Companies Act 2013) Rep., by its Director, Sri Ajay Chauhan, S/o, P.G Chauhan, R/o. Plot No.130, Uma Residency, Netaji Nagar Colony, Sainikpuri, Secunderabad.
2. Anand Prabat Co.Operative Housing Society Ltd, Rep., by its Secretary, Sri Malka Yasasvi, S/o, Malka Komaraiah, R/o.- Plot No.105, Balamrai Society, Mahendra Hills, East Marredpally, Secunderabad
3. Gurucharan Singh, S/o. late Nand Singh R/o. Plot No.400, Rd. No.14, Banjara Hills, Hyderabad.
4. Shailender Singh, S/o. Gurucharan Singh R/o. H.No.3-5-77, Rajmohalla, Narayanguda Hyderabad.
5. Manmeet Singh, S/o. Gurucharan Singh R/o. H.No.3-5-77, Rajmohalla, Narayanguda Hyderabad
6. Smt.Charanjeeth Kour, W/o. Gurucharan Singh R/o. Plot No.400, Rd. No.14, Banjara Hills Hyderabad.
7. T. Adinarayana, S/o. T. Narsimha Rao R/o.H.No. 1- 10-74, Ashoknagar, Hyderabad.

...Applicants

AND

1. R.R. Pasura Constructions LLP, (a limited liability partnership firm) Rep., by its Designated Partners having its Regd. Office at Plot No.9-1-897/119/1 Plot No.11-A, 4th Floor, Amsri Eden Square Besides Apollo Hospital, St. Jhons Road Hyderabad - 500 003.
2. Venkata Subrahmanyam Rajaram Chittuluru, S/o. Sri C.V. Satyanarayana Shetty Designated Partner, R.R. Pasura Construction LLP Regd. Office at Plot No.9-1-897/119/1 Plot No.11-A, 4th Floor, Amsri Eden Square Besides Apollo Hospital, St. Jhon's Road Hyderabad - 500 003

3. Prashanth Kumar Pabbati, S/o. Pabbati Venkata Mohan Rao Designated Partner R.R. Pasura Construction LLP Regd. Office at Plot No.9-1-897/119/1 Plot No.11-A, 4th Floor, Amsri Eden Square Besides Apollo Hospital, St. Jhon's Road Hyderabad - 500 003.
4. Nisha Agarwal, W/o. Sanjay Kumar R/ o. H.No.1-2-398/ 1, Domalguda Hyderabad.
5. Rekha Agarwal. W/o. Pavan Kumar Agarwal R/o. H.No.1-11/A, Bhavani Colony Rajendra Nagar, Hyderabad
6. Kanta Devi, W/o. Lakshmi Prasad Ji R/o. H.No.1-10-98/10, Dwarakadas Colony Begumpet, Hyderabad.

...Respondents

Arbitration Application under Section 11(4) & (6) of the Arbitration and Conciliation Act 1996 R/W Scheme for Appointment of Arbitrators, 2006 praying that the High Court may be pleased to appoint Nominee arbitrators on behalf of Respondents 1 to 3 for reasonable fee to resolve the dispute between the applicants and Respondents 1 to 3 in relation to the registered Development agreement Cum General power of attorney bearing document No. 5415 of 2019 date 03-04-2019 for Development of 12551 Sq.yds situated at Shaikpet Village, Banjarahills, Hyderabad and to direct both the Nominee Arbitrators appointed on behalf of Applicants and Respondents 1 to 3, to appoint a presiding Arbitrator.

I.A. NO: 1 OF 2025

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 receive additional affidavit in Arbitration Application No. 163 of 2025.

Counsel for the Applicants: Sri P Raghavendra Rao

**Counsel for the Respondents: Sri E Ajay Reddy, Senior Counsel representing
Ms E Anisha Reddy**

The Court made the following: ORDER

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

HON'BLE SRI JUSTICE K. LAKSHMAN

ARBITRATION APPLICATION No. 163 OF 2025

Date:17-04-2026

Between:

Sri Rajarajeswari Infra and Ventures Private Limited
and others,

...Applicants

And

R.R. Pasura Constructions LLP
and others

....Respondents

This Court passed the following:-

ORDER

Heard Mr.P.Raghavendra Rao, learned counsel for the Applicants
and Sri E.Ajay Reddy, learned Senior Counsel representing Ms. E.Anisha
Reddy, appearing for respondents.

2. The present Arbitration Application is filed under Section 11 (4)
and (6) of the Arbitration and Conciliation Act, 1996 (hereinafter 'the
Act, 1996') for appointment of Arbitrator to adjudicate the disputes
between the parties.

3. Both the applicant and the respondents have entered into a registered Joint Development Agreement - cum - General Power of Attorney (for short, 'JDA - cum - GPA') bearing document No.5415 of 2019 dated 03.04.2019 on specific terms and conditions mentioned therein for development of the following landed property:-

"Immovable property being land measuring 12551 square yards, comprising of (a) Plot No. 2, measuring 193.00 square yards, (b) Plot No. 4, measuring 1001.00 square yards, (c) Plot No. 7, measuring 807.00 square yards, (d) Plot No. 23, measuring 1576.31 square yards, (e) Plot No. 26, measuring 990.3 square yards, (f) Plot No. 27, measuring 1435.18 square yards, (g) Plot No. 28, measuring 825.24, (h) Plot No. 38, measuring 2020.02 square yards, (i) Plot No. 41, measuring 534.00 square yards, (j) Plot No. 44, measuring 1464 square yards, and (k) Plot No. 46, measuring 1704.28 square yards, Survey No.129/11 Paiki (old Survey No. 129/110 and 94) bearing House Number. 8-2-269/1 and 8-2-269/2 of Shaikpet Village, Banjara Hills, Hyderabad, Telangana and bounded on:

North by : Indira Nagar.

South by : Neighbours Plot.

East by : Neighbours

West by : Road"

Clause 17 of the said agreement deals with the dispute resolution, it is relevant and extracted below:-

CLAUSE 17: GOVERNING LAW AND DISPUTE RESOLUTION

17.1. This Agreement shall be interpreted, construed and governed by the laws of India.

17.2. Any dispute arising between the Parties under this Agreement, including, but not limited to dispute as to its existence, validity of any provisions, enforcement of the rights and obligations of the Parties or any

matters incidental thereto, shall be referred to binding arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996, as amended from time to time. The arbitral panel shall comprise 3 (three) arbitrators, 1 (one) each appointed by the Parties and the 2 (two) arbitrators appointed as aforesaid shall appoint the third arbitrator, who shall be the Chairman of the arbitral panel. All proceedings shall be conducted in English. The venue of the arbitration shall be at Hyderabad. The decision of the arbitrators shall be final and binding on the Parties.

17.3. Subject to arbitration as specified above being the mode of dispute resolution, the Courts at Hyderabad shall have exclusive jurisdiction to try and or entertain any suits, complaints or any other matter arising out of or touching or concerning this Agreement.

4. According to the applicants, there are disputes between the applicants and the respondents with regard to the development of property covered under the said JDA - cum - GPA dated 03.04.2019. Therefore, the applicants have issued notice dated 23.04.2025 proposing Sri Justice C.V.Ramulu, Former Judge of erstwhile High Court of Andhra Pradesh as their arbitrator and requested the respondents to jointly nominate/appoint their Arbitrator as per clause No.17.02 of the agreement dated 03.04.2019 enabling both the arbitrators to appoint a third arbitrator/presiding arbitrator to resolve the disputes. Despite receiving and acknowledging the notice, respondents did not respond. Therefore, the applicants filed the present application.

5. It is apt to note that as per the aforesaid clause No.17, both the parties have agreed for appointment of a panel of three arbitrators, one each appointed by the parties and the two arbitrators appointed by the parties shall appoint the third arbitrator, who shall be the Chairman of the arbitral tribunal. Both the learned counsel for the applicants and senior counsel appearing for respondents agreed for appointment of sole arbitrator. Despite clause No.17.2 of the subject JDA - cum - GPA dated 03.04.2019.

6. Thus, the aforesaid facts would reveal that there are disputes between the applicants and the respondents with regard to the development of the subject property covered under the said JDA - cum - GPA dated 03.04.2019. The same are arbitrable in nature.

7. In the light of the aforesaid discussion, the present Arbitration Application is allowed. Accordingly, **Sri Justice R.Subhash Reddy, Former Judge, Supreme Court of India, Plot No.193, Rd.No.10 C, M.L.As & M.Ps Colony, Jubilee Hills, Hyderabad-33, Mobile No. 9866545058** is appointed as sole Arbitrator to adjudicate the disputes

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between the parties. The parties are at liberty to take all the available pleas and defences before the learned sole Arbitrator.

Consequently, miscellaneous Petitions, pending if any, in this Arbitration Application, shall stand closed.

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Sd/- T. KRISHNA KUMAR
JOINT REGISTRAR

SECTION OFFICER

To

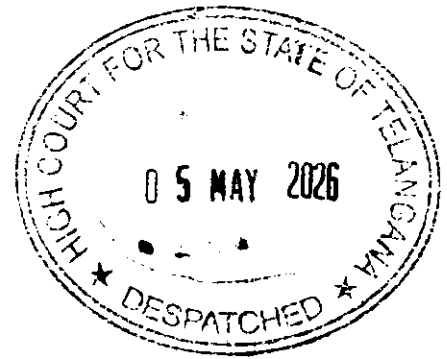
1. Sri Justice R Subhash Reddy, Former Judge, Supreme Court of India, Plot No. 193, Rd. No. 10 C, M.L.As & M.Ps Colony, Jubilee Hills, Hyderabad-33, Mobile No. 9866545058 **(By Special Messenger)(Along with a Copy of affidavit and material papers)**
2. One CC to Sri P Raghavendra Rao, Advocate [OPUC]
3. One CC to Ms E Anisha Reddy, Advocate [OPUC]
4. Two CD Copies

Sa/pr

HIGH COURT

KL, J

DATED: 17/04/2026



ORDER

ARBAPPL.No.163 of 2025

ALLOWING THE ARBITRATION APPLICATION

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