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: 253 OF 2025

Between:

Enfinity India Private Limited, Formerly known as TEPSOL Projects Private Limited, A company incorporated under the Companies Act, 2013 Having its registered office at 4th Floor, Nexity T30, Plot No. 9, 10, 10A, 10B, 8B2, Sy. No. 83/1, Hyderabad Knowledge City Layout, Raidurgam, Gachibowli, K. V. Rangareddy, Seri Lingampally, Telangana, India Rep. by its Authorised Signatory Ms. K. Ratna Prabha Devi.

...Applicant

AND

AIC Octospaces Incubator Services Private Limited, Flat No. 8, 2nd Floor, Somavarapu Heights, Hill Top Colony, Errum Manzil, Hyderabad - 500 082 Rep by its Authorized Representative Mr. N Devender Reddy.

...Respondent

Arbitration Application filed Under Section 11 (5) & (6) the Arbitration and Conciliation Act, 1996 R/w Scheme for Appointment of Arbitrator, 1996 praying that in the circumstances stated in accompanying affidavit the High Court may be pleased to:

(a.) Appoint a Sole Arbitrator to adjudicate the claims and disputes between the Applicant and Respondent arising out of the Lease Agreement dated 22.12.2021 in Arbitral Proceedings commenced vide Notice dated 15.09.2025 (b.) Award costs of the Arbitration Application.

Counsel for the Applicant : Ms. Juveria Sana representing
Sri. Velpucharla Srikanth

Counsel for the Respondent : Sri. K S Sai Pavan

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.253 of 2025
(CNR.No. HBHC010707562025)

Date of order : 30.10.2026

Between:

Infinity India Private Limited

... Applicant

and

AIC Octospaces Incubator Services Private Limited

... Respondent

ORDER:

Heard Ms. Juveria Sana, learned counsel representing Mr. V. Srikanth, learned counsel for the applicant and Mr.K.S. Sai Pavan, learned counsel for the respondent.

2. The instant Arbitration Application has been filed by the applicant 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 Lease Agreement dated 22.12.2021. Learned counsel for the applicant drawn the attention of this Court on the arbitration clause which reads thus:

> "12. Dispute Resolution Mechanism
> In the event of any dispute, difference, etc., arising out of or in connection with this Agreement shall be resolved in amicable manner at first instance. If the Parties fail to resolved the same within thirty (30) days from the date of its reference, the same shall be submitted and

resolved by way of Arbitration by a sole arbitrator to be appointed by mutual consent of both the Parties in accordance with the Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications thereof. The arbitration proceedings shall be conducted in English language at Hyderabad. The Parties shall bear the Arbitration costs equally and the award passed by the arbitrator shall be final and binding on the Parties."

4. When the dispute has arisen between the parties, the applicant got issued a legal notice to the respondent for appointment of Arbitrator, but the same could not fetch any result. It appears that there exist disputes between the parties which need to be resolved through Arbitration procedure, as per the dispute resolution clause.

5. Therefore, Sri S. Veda Vidyanatha Reddy, retired District Judge (Resident of Villa No.151, Maple Town Villas, Suncity, Bandlaguda Jagir, Hyderabad-500035: Mobile No.8309575776), is appointed as sole arbitrator to adjudicate the dispute between the parties and the proposed arbitrator has given consent.

6. 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.

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

SD/- A.V.S.S.C.S.M. SARMA
JOINT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. Sri S. Veda Vidyanatha Reddy, retired District Judge (R/o. Villa No.151, Maple Town Villas, Suncity, Bandlaguda Jagir, Hyderabad-500035: (Mobile No.8309575776) **(By Special Messenger) (Along with a Copy of affidavit and material papers)**

2. One CC to SRI VELPUCHARLA SRIKANTH, Advocate [OPUC]
3. One CC to SRI K.S.SAI PAVAN, Advocate [OPUC]
4. Two CD Copies

ADK/GNK

HIGH COURT

DATED: 30/10/2026

ORDER

ARBAPPL.No.253 of 2025



ALLOWING THE ARBAPPL

WITHOUT COSTS

11/11/26