

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

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

PRESENT

THE HONOURABLE THE CHIEF JUSTICE APARESH KUMAR SINGH

ARBITRATION APPLICATION NO: 20 OF 2025

Between:

M/s. Amrutha Mansions Private Limited, A Company incorporated under the Companies Act, having its Office at 3-6-469/1, Street No.6, Himayathnagar, Hyderabad - 500029 Represented by its Managing Director Y.Amarjeev Reddy, S/o. late Y.Sanjeev Reddy.

...APPLICANT

AND

1. Alluri Srinivas Yadav alias Srinivas, S/o. late Alluri.Parvathalu, R/o. H.No.1-11-59, Chinna Thokatta, Near Bowenpally, Hyderabad - 500011.
2. Alluri Manjula, W/o. Alluri Srinivas Yadav alias Srinivas, R/o. H.No.1-11-59, Chinna Thokatta, Near Bowenpally, Hyderabad - 500011

...RESPONDENTS

Arbitration Application filed Under Section 11 (5) & (6) of the Arbitration and Conciliation Act, 1996 praying that in the circumstances stated in accompanying affidavit this Hon'ble Court may be pleased to

- i) To appoint a Nominee Arbitrator on behalf of the respondents in terms of Clause VII of the Development Agreement-cum-General Power of Attorney dated 19.06.2017 or appoint a Sole Arbitrator, to adjudicate the claims and disputes between the Applicant and Respondents arising out of the Development Agreement-cum-General Power of Attorney dated 19/06/2017.
- ii) To award costs of the application

Counsel for the Applicant: Sri A. Muneendhar Reddy

Counsel for the Respondents: None Appeared

The Court made the following: ORDER

Heard Mr. Muneendhar Reddy, learned counsel for the applicant.

Earlier notices issued upon the respondents were returned unclaimed vide USR No. 49890 of 2025 and was treated as valid service vide order dated 02.05.2025 passed by the Coordinate Bench of this Court. The applicant/developer has invoked the arbitration clause 7.1 in respect of the dispute which has arisen under the Development Agreement-cum-General Power of Attorney (for short, "DGPA") dated 19.06.2017 with the respondents/land owners.

According to the learned counsel for the applicant, development activities have started in the year 2017 to the extent of Acs.0.05 guntas under the said agreement by applying to the concerned authorities and investment of substantial sum. He also approached respondent No.1 and 2 for execution of a supplemental agreement. However, they did not come forward. The applicant came to know that without any notice or intimation to the applicant or its consent during subsistence of the agreement both the respondents have sold Acs.5.30 guntas of land which forms part of the schedule of the DGPA to a third party by two sale deeds dated 26.11.2023 and of the same date.

Therefore, the applicant invoked the arbitration clause vide notice dated 21.08.2024. The respondents have not given reply. Thereafter, the applicant approached this Court invoking Section 11(5) and (6) of the Arbitration and Conciliation Act, 1996 for appointment of an independent arbitrator.

Learned counsel for the applicant submits that since the DGPA contains an arbitration clause for adjudication of the dispute which has arisen between the parties, and served notice upon the respondents on 21.08.2024, ingredients for invoking the jurisdiction of this Court are satisfied. Therefore, this Court may appoint an independent arbitrator to adjudicate the dispute between the parties.

Upon hearing learned counsel for the appellant and the relevant facts taken note from the pleadings on record, this Court is satisfied that the ingredients for invocation of the jurisdiction of this Court is made out. There exists a dispute in relation to DGPA which provides for arbitration. Therefore, this Court proposes to appoint Smt. K. Sailaja, retired District Judge (Resident of Flat No.102, Hunsvilla Apartments, Mettuguda, Secunderabad, Hyderabad-500017, Mobile No.9885879759), as an independent arbitrator to adjudicate the dispute between the parties. The proposed Arbitrator is requested to submit her consent and a

declaration in terms of Section 12(1) read with Schedule VI of the Arbitration and Conciliation Act, 1996.

Registry is directed to communicate this order to the proposed Arbitrator.

The matter be listed after three weeks with the response, if any, of the proposed Arbitrator

Sd/- R. KARTHIKEYAN
JOINT REGISTRAR

//TRUE COPY//



SECTION OFFICER

To,

1. Smt. K. Sailaja, Retired District Judge (Resident of Flat No.102, Hunsvilla Apartments, Mettuguda, Secunderabad, Hyderabad-500017, Mobile No.9885879759) **(By Special Messenger) (Along with a Copy of affidavit and material papers)**
2. The Section Officer, OS Section, High Court for the State of Telangana at Hyderabad[OUT]
3. One CC to Sri A. Muneendhar Reddy, Advocate [OPUC]
4. Two CD Copies

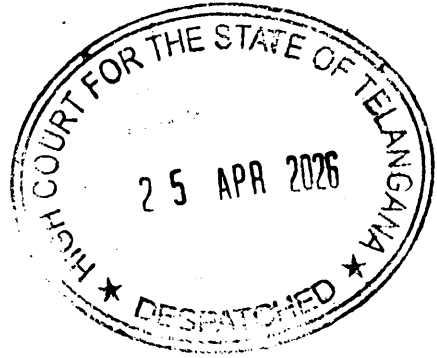
 VH/BA

HIGH COURT

DATED: 10/04/2026

ORDER

ARBAPPL.No.20 of 2025



DIRECTION

⑥MT
24/4/26