

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

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

PRESENT

THE HON'BLE THE CHIEF JUSTICE APARESH KUMAR SINGH

ARBITRATION APPLICATION NO: 245 OF 2025

Between:

1. Sai Vani Hospitals Ltd., Represented by its authorized person and Director Dr. K. Rama Rao, S/o Late Madhava Rao, Having its registered office at 1-2-365/36/6 & 7, Ramakrishna Math Road, Domalguda, Hyderabad- 500029.
2. Dr. K. Rama Rao, s/o Late Madhava Rao, Aged 85 years, Occupation. Doctor, R/o 8-2-417/A/1, Plot No. 56, Road No. 04, Banjara Hills, Hyderabad-500034.
3. Dr. K. Sharada Vani, w/o Dr. K. Rama Rao, Aged 83 years, Occupation. Doctor, R/o 8-2-417/A/1, Plot No.56, Road No.04, Banjara Hills, Hyderabad-500034.

...APPLICANTS

AND

1. M/s Rudhira Health Services, A registered Partnership firm, Represented by its Partner, Sri K. Purnachander, s/o K. Sudhakar R/o 8-7-165, Plot No. 203, Kalpana Residency R R. Nagar Old Bowenapally Secunderabad
2. Sri K Purna Chander, S/o K. Sudhakar, Aged 47 years, Occupation. Business, Managing Partner of M/s Rudhira Health Services Residence At 8-7-165, Flat No. 203, Kalpana Residency R. R Nagar, Old Bowenpally, Secunderabad 500 011 Cell: 9703802995
Also at: R/o H.No.1-1-365/A, Flat No 106, Hima Sai Heights, Jawaharnagar, Bakarain Musheerabad, Hyderabad, Telangana - 500 020
3. Dr. Jeevan Reddy Alethy, Aged. Not known to Applicant, Occupation. Doctor, Partner of M/s Rudhira Health Services R/o Plot No 136, Sai Nathpuram Near Sai baba Temple, Dr. A S rao Nagar ECIL, Hyderabad Telangana - 500 062.

...RESPONDENTS

Arbitration Application under Section 11 of the Arbitration and Conciliation Act, 1996 praying that this Hon'ble Court may be pleased to appoint a sole arbitrator for the purposes of adjudication of all disputes arising out of the Lease deed bearing Document No. 2353 of 2024 dated 31.05.2024 executed between the Applicants and Respondents and for passing of an award in interests of justice.

Counsel for the Applicants: Mr. P. Vidhyadhar Goud, counsel representing Mr. R. Sushanth Reddy

Counsel for the Respondents: None Appeared

The Court made the following: ORDER

Heard Mr. P. Vidhyadhar Goud, learned counsel representing Mr. R. Sushanth Reddy learned counsel for the applicants.

Respondents have not entered appearance despite service of notice through paper publication. On the previous date, the matter was adjourned to grant indulgence to the respondents to enter appearance. Till date, the respondents have not entered appearance.

The parties have entered into a lease deed to which the applicants are the lessees. In respect of the disputes relating to lease rent, security deposit and GST, the applicants have invoked arbitration Clause 11 under the lease deed by notice dated 15.09.2025. However, no reply was received from the respondents. Thereafter, the applicants have approached this Court for appointment of an independent arbitrator under Section 11 of the Arbitration and Conciliation Act, 1966 (hereinafter referred to as 'the Act').

As observed herein above, the respondents have not entered appearance despite service of notice. Therefore, the learned counsel for the applicants submits that this Court may proceed to appoint an independent arbitrator.

After hearing the learned counsel for the applicants and taking note of the documents placed, it appears that under the lease deed entered into between the parties, there existed a dispute in relation to payment of outstanding dues of lease rent, security deposit and GST, for release of which the applicants have invoked Clause 11 of the lease deed which provides for arbitration by a sole arbitrator under the Act *vide* notice dated 15.09.2025 which has not been replied. In such circumstances, the ingredients for invocation of the jurisdiction of this court have been satisfied.

I, therefore, propose to appoint a former Judge of this Court Mr. Justice Abhinand Kumar Shavili (residing at D.No.10-3-555, Vijayanagar Colony, Near Andhra Bank Chowrasta, Hyderabad-500057; Mobile No.9440896303) as an Arbitrator to adjudicate the dispute between the applicants and respondent No.1.

The proposed Arbitrator is requested to submit his 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 two weeks with the response, if any, of the proposed Arbitrator.

//TRUE COPY//

Sd/- M. VIJAYA BHASKER
JOINT REGISTRAR

SECTION OFFICER

To,

1. Mr. Justice Abhinand Kumar Shavili, Former Judge, High Court for the State of Telangana at Hyderabad (residing at D.No.10-3-555, Vijayanagar Colony, Near Andhra Bank Chowrasta, Hyderabad-500057; Mobile No.9440896303)
(By Special Messenger)(Along with a Copy of affidavit and material papers)
2. The Section Officer, O.S.Section, High Court for the State of Telangana at Hyderabad.
3. One CC to Mr. R. Sushanth Reddy, Advocate [OPUC]
4. Two CD Copies

KAM



HIGH COURT

DATED: 17/07/2026

THE MATTER BE LISTED AFTER TWO WEEKS

Note: After dispatch of the order, send the file to O.S. Section, for posting, as directed.

ORDER

ARBAPPL.No.245 of 2025



DIRECTION

⑥
22/07/26
K.L