

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

**FRIDAY, THE TWENTY FIRST DAY OF AUGUST
TWO THOUSAND AND TWENTY SIX**

PRESENT

THE HONOURABLE THE CHIEF JUSTICE APARESH KUMAR SINGH

ARBITRATION APPLICATION NO: 244 OF 2025

Between:

1. M/s. Sri Akshava Real Estates, Khammam, rep. by its Managing Partners, Jinjirala Rajesh, s/o Late Somaiah, Age: 63 years, Occ: Business and Partner, Smt, Jinjirala Krishna Kumari, W/o. Rajesh, Age: 52 years, Occ: Business and House hold,

Both Residents of H.No. 9-11-62, Kaman Bazar, Khammam Town and District

2. Jinjirala Rajesh, S/o. Late Somalah, Age: 63 years, Occ: Business, R/o. H.No. 9-11-62, Kaman Bazar, Khammam Town and District.
3. Smt Jinjirala Krishna Kumari, w/o. Rajesh, age: 52 years, Occ: Business and House hold, R/o H.No. 9-11-62, Kaman Bazar, Khammam Town and District.

...APPLICANTS

AND

1. Palavancha Rama Rao, S/o. Late Kotajah, Age: 60 Years, Occ: Business, R/o. Flat No. 403, Fourth Floor, Beside Bus Depot Road, Burhanpuram, Khammam Town and District.
2. Kotha Seetharamulu, S/o. Late Ramachandraiah, Age: 63 years, Occ: Business, R/o. H.No. 3-6-21, Gandhinagar, Khammam Town and District
3. Smt. Kotha Vijaya, W/o. Seetharamulu, Age: 55 years, Occ: Business and House hold, R/o. H.No. 3-6-21, Gandhinagar, Khammam Town and District
4. Kotha Kiran Kumar, S/o. Seetharamulu, Age: 33 years, Occ: Software Engineer, R/o. H.No. 3-6-21, Gandhinagar, Khammam Town and District, presently residing at 4965. Heather (U.S.A.). ZIP481262862.

...RESPONDENTS

Arbitration Application filed Under Section 11 (5) & (6) the Arbitration and Conciliation Act, 1996 praying that in the circumstances stated in accompanying affidavit this Hon'ble Court may be pleased to appoint an Arbitrator in terms of the Partition Deed dt.03-04-2012 executed in between the applicants and the respondents.

Counsel for the Petitioner: Sri. Shaik Ahmed Shareef

Counsel for the Respondents: ---

The Court made the following: ORDER

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

THE HON'BLE THE CHIEF JUSTICE SRI APARESH KUMAR SINGH

ARBITRATION APPLICATION No.244 OF 2025

DATED: 21.08.2026

Between:

M/s. Sri Akshaya Real Estates, Khammam,
and 2 others

... Applicants

AND

Palavancha Rama Rao,
S/o. Kotaiah and 3 others

... Respondents

ORDER:

Mr. Shaik Ahmed Shareef, learned counsel appears for the applicants.

2. The parties have entered into Deed of Partnership dated 03.04.2012. In respect of the disputes which arose between them, the applicants have invoked arbitration clause 15 contained therein and issued notice dated 15.09.2016 on the respondents. Nine years thereafter, the applicants have filed this application under Section 11(5) and 11(6) of the Arbitration and Conciliation Act, 1996.

3. Learned counsel for the applicants submits that the applicants had filed O.S.No.153 of 2017 on the file of learned Principal District Judge at Khammam, for recovery of amount, which was closed on 02.07.2024. Only thereafter, the applicants have preferred the present Arbitration Application.

4. Since the jurisdiction of this Court has been invoked after more than nine years of issuance of notice invoking the arbitration clause, this Court is not inclined to entertain the present Arbitration Application.

5. Accordingly, the Arbitration Application is dismissed. There shall be no order as to costs.

Miscellaneous applications pending, if any, shall stand closed.

**SD/- K. SHYLESHI
JOINT REGISTRAR**

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SECTION OFFICER

To

1. One CC to Sri. Shaik Ahmed Shareef. Advocate [OPUC]
2. Two CD Copies

PR/GNK

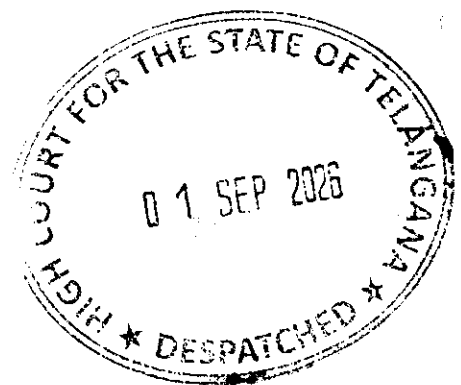
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HIGH COURT

DATED: 21/08/2026

ORDER

ARBAPPL.No.244 of 2025



**DISMISSING THE
ARBITRATION APPLICATION**

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21/08/26