

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

**FRIDAY, THE ELEVENTH DAY OF SEPTEMBER
TWO THOUSAND AND TWENTY SIX**

PRESENT

THE HONOURABLE THE CHIEF JUSTICE APARESH KUMAR SINGH

ARBITRATION APPLICATION NO: 61 OF 2026

Between:

Sri Gulab Chand Bhati, S/o. Sri Sitaram Bhati, aged 35 years occ: Business, R/o H.No. 15-6-175 2nd Floor, Kolsa Wadi, Begum Bazar Hyderabad - 500 012, Telangana State.

...APPLICANT

AND

1. Sri Harish Kumar Oza, S/o. late Sri Omprakash Oza aged about 31 years, Occ: business R/o. 14-5-314/316/4, Shah Inayath Gunj Begum Bazar, Hyderabad.
2. Sri Ashish Oza, S/o. late Sri Omprakash Oza aged about 37 years, Occ: business R/o. 14-5-314/316/4, Shah Inayath Gunj Begum Bazar, Hyderabad
3. Sri Kamlesh Oza, S/o. late Sri Omprakash Oza aged about 32 years, Occ: business R/o. Hapat Palli, Rajasthan.
4. Smt. Sunita Oza, W/o. late Sri Omprakash Oza aged about 56 years, Occ: business R/o. 14-5-314/316/4, Shah Inayath Gunj Begum Bazar, Hyderabad
5. Sri P. Suresh, S/o. Sri Ramnivas Panwar, aged 38 years Occ: Business, R/o. H.No.15-8-210 Begum Bazar, Hyderabad.
6. Sri Kamal Panwar, S/o. Sri Ramnivas Panwar, aged 38 years Occ: Business, R/o.H.No.15-8-210 Begum Bazar, Hyderabad.

...RESPONDENTS

Arbitration Application under Section 11 (5) & (6) of the Arbitration and Conciliation Act, 1996 praying that the High Court may be pleased to appoint an Independent Arbitrator, preferably a technical person conversant with such disputes, for adjudication and resolution of the disputed and differences which have

arisen between the parties the Applicant and the Respondents herein Agreement of State dt. 01/10/2024

Counsel for the Petitioner: Sri. Sardar Jasbeer Singh

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.61 of 2026
(CNR No.HBHC010823572025)

DATED : 11.09.2026

Between:

**Sri Gulab Chand Bhati
S/o Sri Sitaram Bhati**

... Applicant

AND

**Sri Harish Kumar Oza
S/o late Sri Omprakash Oza and others**

... Respondents

ORDER:

Heard Mr. Sardar Jasbeer Singh, learned counsel for the applicant.

2. By order dated 07.08.2026, this Court proposed to appoint Sri S.Veda Vidyanatha Reddy, former District Judge, as an independent arbitrator to adjudicate the dispute between the parties.

3. The order dated 07.08.2026 is extracted hereunder for easy reference:

“Mr. S. Jasbeer Singh learned counsel appears for the applicant.

Despite service of notice on respondent Nos.1, 2, 4, 5 and 6, they did not enter appearance when the matter was adjourned by way of indulgence on 17.06.2026 to enable them to appear. Respondent No.3 had refused to take notice. Even today, no one appears for the

respondents to contest the application. No counter affidavit has been filed.

Learned counsel for the applicant therefore, prays for appointment of an arbitrator to adjudicate the dispute between the parties.

Heard learned counsel for the petitioner and considered the materials placed on record.

The applicant is the purchaser/second part in the agreement of sale dated 01.10.2024. Vide notice dated 18.03.2025, he has invoked arbitration clause 12 of the said agreement of sale in respect of the disputes arising between the parties alleging that he fulfilled all his obligations under the said agreement of sale and was ready to complete the sale transaction. However, the respondents, despite lapse of the time period agreed between the parties, have neither executed nor registered the sale deed nor handed over the possession of the schedule property to the applicant. The respondents did not furnish any reply.

In view of the above facts and circumstances, it is evident that the ingredients for invocation of the jurisdiction of this Court, are made out. Therefore, I propose to appoint Mr. S. Veda Vidyanatha Reddy, a former I-Additional Chief Judge, City Civil Court, (Resident of Villa No.151, Maple Town Villas, Sun City, Bandlaguda Jagir, Hyderabad-500035, Mobile No.8309575776), as an independent arbitrator to adjudicate the dispute between the parties.

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 three weeks with the response, if any, of the proposed Arbitrator."

4. The proposed arbitrator has submitted his consent along with a declaration under Section 12(1) read with Schedule VI of the Arbitration and Conciliation Act, 1996 (for short, 'the Act') by letter dated 20.08.2026.
5. Learned counsel for the applicant therefore submits that appointment of the proposed arbitrator may be confirmed.

6. In that view of the matter, I hereby appoint Sri S. Veda Vidyanatha Reddy, former District Judge (Resident of Villa No.151, Maple Town Villas, Suncity, Bandlaguda Jagir, Hyderabad-500035, Mobile No.8309575776) to act as an independent arbitrator in respect of the dispute between the parties.

7. Registry is directed to serve a xerox copy of the entire pleadings to the learned arbitrator. The learned arbitrator is requested to keep in mind the fee prescribed in Schedule IV of the Act and the time limit prescribed under Section 29A of the Act.

8. The Arbitration Application is accordingly disposed of.

Miscellaneous applications pending, if any, shall stand closed.

//TRUE COPY//

SD/- M MANJULA,
JOINT REGISTRAR

6

SECTION OFFICER

To

1. Sri S. Veda Vidyanatha Reddy, Former district Judge (Resident of 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. Sardar Jasbeer Singh, Advocate [OPUC]
3. Two CD Copies

pr

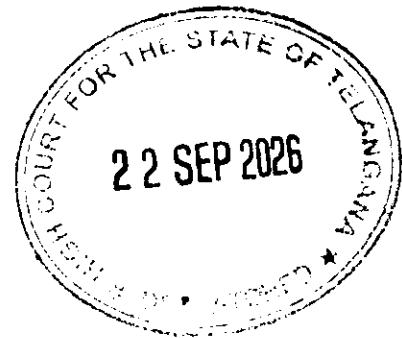
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HIGH COURT

DATED: 11/09/2026

ORDER

ARBAPPL.No.61 of 2026



**DISPOSING OF THE
ARBITRATION APPLICATION**

⑤ MT
19/9/26