

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

WEDNESDAY, THE SIXTH DAY OF MAY
TWO THOUSAND AND TWENTY SIX

PRESENT

THE HONOURABLE SRI JUSTICE P.SAM KOSHY

CIVIL REVISION PETITION NO: 118 OF 2026

Petition under Article 227 of the Constitution of India, aggrieved by the orders dated. 28/11/2025 passed in IA No. 41 of 2024 in OS No. 437 of 2023, by the IV Senior Civil Judge, CCC Hyderabad.

Between:

M/s CADEPLOY ENGINEERING PRIVATE LIMITED, having its Office at 8th Floor, Water Mark Building, Whitefield Road, Plot No.11, Sy.No.9, Kondapur, Hitech City, Hyderabad, Telangana - 500081 Rep. by its Administration Executive M. Gideon Babu, S/o M. Bhaya Rao, Aged about 35 yrs, R/o Flat NO. 202, Block 1, Parkwood Signature Srivani Nagar, Ganesh Nagar, Hyderabad. **...Petitioner/R1/Plaintiff**
AND

1. M/s DLF Assets Limited (erstwhile DLF Assets Private Limited), Rep. by its Managing Director, Regd. office at 11th floor, Gateway Tower, DLF City, Phase-III, Gurugram, Haryana- 122002.
2. Mr. Sesha Sai Managing Director, Savills Property Services (India) Pvt.Ltd. Plot number 14 and 15, DivyaSree Solitaire. 5th Floor, Software Units Layout, Vittal Rao Nagar. Madhapur, Hyderabad, Telangana 500081.

...Respondents/Defendants

I.A. NO: 1 OF 2026

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to suspend the operation of the orders passed in I.A. No. 41 of 2024 in OS No. 437 of 2023 dated 28th November 2025, by the IV Senior Civil Judge, City Civil Court Hyderabad, pending CRP, in the interest of justice.

Counsel for the Petitioner: Mr. Mohammad Adnan, Advocate

**Counsel for the Respondent No.1 : Ms. Subhanvita Vadlamani, Advocate
appearing for Mr. P Sri Ram, Advocate**

Counsel for the Respondent No.2: Mr. Toodi Bharat Ratna, Advocate

The Court made the following: ORDER

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

THE HONOURABLE SRI JUSTICE P.SAM KOSHY

CIVIL REVISION PETITION No.118 of 2026

DATE: 06.05.2026

Between:

M/s. Cadeplay Engineering Private Limited.

...Petitioner

AND

M/s. DLF Assets Limited

(erstwhile "DLF Assets Private Limited") and another

...Respondents

ORDER:

Heard Mr. Mohammad Adnan, learned counsel for the petitioner;
Ms. Subhanvita Vadlamani, learned counsel appearing on behalf of
Mr. P.Sri Ram, learned counsel for respondent No.1, and Mr. Toodi
Bharat Ratna, learned counsel for respondent No.2.

2. The instant Civil Revision Petition under Article 227 of the
Constitution of India has been filed by the petitioner assailing the order

dated 28.11.2025, in I.A.No.41 of 2024 in O.S.No.437^{*} of 2023, passed by the IV Senior Civil Judge, City Civil Court, Hyderabad.

3. *Vide* the impugned order, the Trial Court allowed the aforesaid I.A. preferred by respondent No.1 for referring the dispute to arbitration on the ground that a mandatory arbitration mechanism exists under the Special Economic Zones Act, 2005 (for short the 'Act of 2005').

4. The solitary contention of the learned counsel for the petitioner was that initially there was an agreement entered into with respondent No.1, however subsequently the petitioner had withdrawn from the said agreement and once when the petitioner withdrew from the said agreement, the provisions of the Act of 2005 cannot be invoked and would not be applicable. In view of the same, the matter could not be referred to arbitration invoking Section 42 of the Act of 2005 or for that matter Section 8 of the Act of 1996.

5. However, perusal of the records would reveal that the petitioner had filed a suit in O.S.No.437 of 2023 against the respondents for refund of security deposit of Rs.21,15,363/- made by the petitioner at the time of Expression of Interest (for short 'EoI') being executed on 30.03.2023.

In the course of proceedings of the said suit, the respondent No.1 filed I.A.No.41 of 2024 under Section 8 of the Act of 1996 read with Section 42 of the Act of 2005 for referring the matter to arbitration in terms of the agreement and the statute for redressal of the dispute. After considering the submissions put forth on either side and upon hearing the learned counsel for all the parties, the Trial Court allowed the said I.A. and have ordered the petitioner as also the respondent No.1 to settle the dispute by invoking the provisions and mechanism provided under Section 42 of the Act of 2005. The Trial Court, at the same time, has also held that since respondent No.2 is not involved in the said dispute between the petitioner and respondent No.1, as such, respondent No.2 stands excluded from the arbitration proceedings.

6. The Trial Court took note of the cancellation of the EoI on 09.08.2023 and the said cancellation was at the behest of the petitioner herein and therefore held that the relationship that was there at that point of time between the petitioner and respondent No.1 cannot sever only by virtue of cancellation. The Trial Court also held that only because the letter of approval has got cancelled by itself would not mean that the

dispute between the parties cannot be resolved invoking the provisions of the Act of 2005 under which the EoI as also the letter of approval was issued.

7. Considering the speaking order passed by the Trial Court to be a reasoned one, this Court is of the firm view that no strong case for invoking the extraordinary supervisory powers of this Court under Article 227 of the Constitution of India has been made out by the petitioner. All the contentions / objections which the petitioner has raised in the instant Civil Revision Petition would be permitted to be raised before the Arbitrator, who in turn, would be deciding the same on its own merits based upon the evidence that would be adduced on either side.

8. The instant Civil Revision Petition thus fails, and is accordingly, rejected.

9. As a sequel, miscellaneous petitions pending if any, shall stand closed. However, there shall be no order as to costs.

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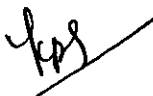
SD/- P.C. SULEKHA DEVI
ASSISTANT REGISTRAR


SECTION OFFICER

To,

1. The IV Senior Civil Judge, CCC Hyderabad
2. One CC to Mr. MOHAMMAD ADNAN Advocate [OPUC]
3. One CC to Mr. P SRI RAM Advocate [OPUC]
4. One CC to Mr. Toddi Bharat Ratna Advocate [OPUC]
5. Two CD Copies

RC/Sa

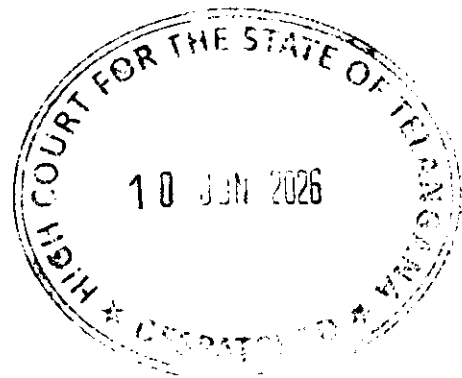


HIGH COURT

DATED: 06/05/2026

ORDER

CRP.No.118 of 2026



REJECTING THE CRP

⑦
lpr
10/6/26