

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

**THURSDAY, THE TWENTY SIXTH DAY OF MARCH
TWO THOUSAND AND TWENTY SIX**

PRESENT

THE HONOURABLE JUSTICE MOUSHUMI BHATTACHARYA

ARBITRATION APPLICATION NO: 99 OF 2025

Between:

M/S. Legend Estates Private Ltd, Office at. 6-3-1238, Sixth Floor, Legend Apartment, Renuka Enclave, Lane Opp. Necklace Road Railway Station, Raj Bhavan Road, Somajiguda Hyderabad-500 082 Rep by its Managing Director B. Nageshwar Rao S/o. B.Chennaiah Aged about 50 years, Occ: Business.

...APPLICANT

AND

1. Smt. Bandaru Pushpalatha, W/o. Sri Bandaru Narayana, Resident of H.No.3-4-115, Hyderguda Village, Attapur, Rajendranagar Mandal, Ranga Reddy District -500048.

Also at, H.No. 3-1-5/SKA/1, Shri Krishna Ambhas Apartments, Laxmi Nagar Colony, Attapur, Hyderabad, Telangana - 500 048.

2. Ch. Bhoji Reddy, S/o Bheem Reddy, R/o - 3-7-3, Earraboda, Near Narayana College, Hyderguda, Rangareddy District -500 048.
3. P. Sanjeeva Reddy, S/o P. Somi Reddy, R/o 2-2-24/A/3, 2nd Floor, Bagh Amberpet, Amberpet, Hyderabad - 500 013.
4. P.V Appa Rao, S/o - Late P.V Ramana, R/o - Flot No. 503, Siri Elan Apartements, Nalanda Nagar, Srimalle Nagar colony, Attapur, Hyderabad, Rangareddy - 500 048.
5. P. Triveni, W/o - P. Srinivas Reddy, R/o -Block No. 8, New C-1 Quarter No. 43 B8, Police Lines, Secunderabad - 500 003.
6. M. Raghu Rama Raju, S/o -M. Rama Raju, R/o - 3-7-5, Plot No. 53, AG Colony, Streent No. 14, Attapur, Rangareddy District -500 048.
7. M. Venkata Raju, S/o - M. Rama Raju, R/o -3-7-89, AG Colony, Erraboda, Hyderguda, Rajendranagar -500 048.
8. A. Janga Reddy, S/o - A. Ram Reddy, R/o - Plot No. 25, Flat No. 402, Sai Nilayam Apartments, Road No. 3, Sai Nagar Colony, Nagole- Bandlaguda, Rangareddy District - 500 068.

9. K. Janardhan Reddy, S/o K. Srinivas Reddy, R/o - 3-1-37, Hyderguda Village, Rajendranagar Mandal, Rangareddy District - 500 048.
10. N Rajitha, W/o - N Ramchandra Reddy, R/o - H. No. 9-91-10/7, Ashoknagar Colony, Boduppall, Medchal Malkajgiri District - 500 092.
11. P. Padma, W/o. P. Sanjeeva Reddy, R/o 2-2-24/A/3, 2nd Floor, Bagh Amberpet Amberpet, Hyderabad - 500 013.

...RESPONDENTS

Arbitration Application Under section 11(5) & (6) of the Arbitration and Conciliation Act, 1996 praying that the Hon'ble Court may be pleased to appoint a Sole Arbitrator for the purpose of adjudicating the claims and disputes between the Applicant and the Respondents under the Development Agreement cum General Power of Attorney dated 10/07/2016 and Supplementary Agreement dated 11/07/2016 (both executed on 15/07/2016).

Counsel for the Applicant: Sri. Rusheek Reddy K V

Counsel for the Respondents: ----

The Court made the following: ORDER

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

THE HONOURABLE JUSTICE MOUSHUMI BHATTACHARYA

ARBITRATION APPLICATION NO.99 OF 2025

DATE: 26.03.2026

Between:

M/s. Legend Estates Private Ltd.

...Applicant

AND

Smt. Bandaru Pushpalatha and Ten Others.

...Respondents

Mr. Rusheek Reddy K V, learned counsel appearing for the applicant.

ORDER:

1. This is the second consecutive occasion where none of the respondents have been represented despite service of notice in July, 2025.

2. The applicant's dispute is with the respondent No.1.

3. Learned counsel appearing for the applicant submits that the respondent Nos.2 to 11 have already consented to the appointment of a Sole Arbitrator by a Reply Notice dated 13.09.2024.

4. The respondent No.1, on the other hand, has rejected the applicant's notice of arbitration.

5. Counsel for the applicant has placed the relevant points.
6. The applicant seeks the appointment of a Sole Arbitrator for the purpose of adjudicating the claims and disputes between the respondent No.1 and the applicant under the Development Agreement-cum-General Power of Attorney dated 10.07.2016 as well as the Supplementary Agreement dated 11.07.2016 between the applicant and the respondents (i.e., respondent No.1 as well as the respondent Nos.2 to 11).
7. The applicant before this Court is the Developer in terms of the development of land and the project for construction of apartments and villas.
8. The dispute relates to the appointment of a Sole Arbitrator under the Development Agreement-cum-GPA as a developer as well as the allocation and demarcation of the land.
9. The dispute between the applicant and the respondent No.1 is evident from the respondent No.1 filing a Suit (O.S.No.817 of 2009) in August, 2019 for declaration in relation to the Sale Deeds executed by the applicant under the Development Agreement dated 10.07.2016 and 11.07 2016 (the arbitration agreements forming the subject matter of the present Application).

10. The applicant also filed an application (I.A.No.1394 of 2019 in O.S.No.817 of 2019) under section 8 of The Arbitration and Conciliation Act, 1996, which was allowed by the learned XI Additional District and Sessions Judge, Ranga Reddy District at L.B. Nagar ('Trial Court') on 21.06.2023.

11. The respondent No.1's Civil Revision Petition No.2797 of 2023 against the order dated 21.06.2023 is presently pending before the learned Single Judge of this Court. Notwithstanding the underlying disputes, it is pertinent to note that the respondent No.1 has raised no objection to the appointment of a Sole Arbitrator.

12. The respondent No.1 remains unrepresented.

13. Considering that the Development Agreement dated 10.07.2016 as well as the Supplementary Agreement dated 11.07.2016 contain Arbitration Clauses, Smt. Justice G. Sri Devi, Retired Judge, High Court for the State of Telangana, H.No.1-4-218/Wb/327/Ep, Western Bliss, Vampuguda, Medchal-Malkajgiri, Telangana-500103, Mobile No.9415135685 is appointed as Sole Arbitrator to adjudicate the dispute between the parties. The parties shall appear before the Sole Arbitrator on 13.04.2026 at 11:00 A.M., along with a copy of this order. The Sole Arbitrator shall thereafter proceed with the arbitral proceedings in accordance with law.

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14. The parties are at liberty to raise all the contentious issues before the learned Arbitrator. The fee of the Arbitrator as well as the other terms and conditions shall be settled by the parties in consultation with the Arbitrator so appointed.

15. Arbitration Application No.99 of 2025 is accordingly allowed.

All connected applications shall stand closed.

SD/- K.SRINIVASA RAO
JOINT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To

1. Smt. Justice G.Sri Devi, Retired Judge, High Court for the State of Telangana, H.No.1-4-218/Wb/327/Ep, Western Bliss, Vampuguda, Medchal-Melkajgiri, Telangana – 500103, Mobile No. 9415135685 **(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 Sri. Rusheek Reddy K V Advocate [OPUC]
4. Two CD Copies

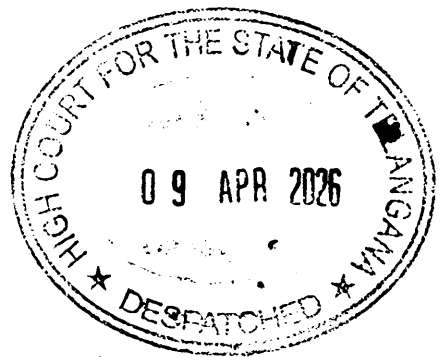
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HIGH COURT

DATED: 26/03/2026

ORDER

ARBAPPL.No.99 of 2025



**ALLOWING THE
ARBITRATION APPLICATION**

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