

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

**WEDNESDAY, THE EIGHTEENTH DAY OF MARCH
TWO THOUSAND AND TWENTY SIX**

PRESENT

THE HON'BLE JUSTICE MOUSHUMI BHATTACHARYA

ARBITRATION APPLICATION NO: 98 OF 2025

Between:

Mr.Shahed Siddiqui, S/o Abdul Razak, Aged about 64 years, Occ: Business
R/o 21-1-92, Ghansi Bazar, Moti Masjid, Nayapool, VTC Charminar,
Hyderabad.

...Applicant

AND

1. Mr.Amaan Noorudin Dharani, S/o Nooruddin Jeeva Dharani, Aged about 30 years, Occ: business, R/o. 5-9-200, Flat No.301, Aashnas Plateau, Chirag Ali lane Nampally, Hyderabad, Telangana, 500001
2. Mr.Mynapally Hanumanth Rao, S/o Late M.Kishan Rao, Aged about 56 years, Occ: business, R/o. H.No.1-11-57, Golnaka Alwal, near water tank, Alwal, Secunderabad, hyderabad, 500010
3. Mr.Ashraf Dodhiya, S/o Mr.Sirajali Dodhiya, aged about 35 years, Occupation. Business, H.No.5-8-509, 3rd floor, Chandra Bhavan, Apartment, Chirag Ali Lane, Abids, Nampally, Hyderabad.
4. Mr.Koneru Ravi Prasad, S/o Mr koteshwara Rao, Aged about 53 years, Occ: Business R/o H.No.4-286, Main Road, Chagall Mandalam, Kothapeta, West Godavari Dist-534342.
5. Tharaka Narmada, W/o Mr Tharaka Naresh, Aged about 53 years, Occ: House wife, R/o H. No 2-71, near Hanuman Temple, Medak Mandal, Rajpalle, Medak Telangana 602117.
6. Smt. Vanjari Prameela, W/o Dasharadam, Aged about 53 years Occ: Business, R/o 2-42 Chandampet village, Shankarampet mandal, Medak District Telangana.
7. Mr. Medi Ganesh, S/o Narsiah, Aged about 43 years, Occ: Agriculture, R/o. H.No.2-83, Shankarampet (R), Mandal Shankarampet, District Medak502248.
8. Mr. Veramalli Ramesh, S/o Galaiah, Aged about 51 years, Occ: Agriculture R/o. H.No.4-9, Shankarampet (R), Mandal Shankarampet District Medak Telangana 502248.

...Respondents

Arbitration Application under Section 11(5) & (6) of the Arbitration and Conciliation Act 2006 R/w Scheme for Appointment of Arbitrator, 2006 praying that this Hon'ble Court may be pleased to:

- a. Appoint a Sole Arbitrator in terms of the Registered Development Agreement bearing Document No.2871 of 2022 dated 11-11-2022, to adjudicate the claims and disputes between the Applicant and the Respondents; and
- b. To award costs of the Application.

The prayer at Sec11(a) Registered development Agreement amended as per the Court order dated 18-03-2026 in I.A.No.1 of 2025 in A.A.No.98 of 2025.

Counsel for the Applicant: Mr. Vivek Jain

**Counsel for the Respondent No.1: Mr. B. Vamshidhar Reddy, counsel
representing Mr. K.S. Suneel**

**Counsel for the Respondent No.2: Mr. A. Naveen Rudra, counsel
representing Mr. Dharmapuri Kiran**

The Court made the following: ORDER

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

THE HON'BLE JUSTICE MOUSHUMI BHATTACHARYA

ARBITRATION APPLICATION No.98 of 2025

DATE: 18.03.2026

Between:

Mr.Shahed Siddiqui

.....Applicant

AND

Mr.Amaan Noorudin Dharani and 7 others

.....Respondents

Mr. Vivek Jain, learned counsel appearing for the applicant.

Mr. B. Vamshidhar Reddy, learned counsel representing Mr.K.S. Suneel, learned counsel appearing for the respondent No.1.

Mr. A.Naveen Rudra, learned counsel representing Mr. Dharmapuri Kiran, learned counsel appearing for the respondent No.2.

ORDER:

1. The present Arbitration Application has been filed under section 11(5) and (6) of The Arbitration and Conciliation Act, 1996, seeking appointment of a Sole Arbitrator for adjudication of the disputes between the parties.

2. The dispute arises out of a Development Agreement-cum-General Power of Attorney dated 11.11.2022 executed by the respondent No.2 (the land owner) in favour of the respondent No.1 (1st party) and the applicant herein (2nd party) for development of the land.

3. Learned counsel appearing for the applicant submits that the respondent Nos.3 to 8 have been made parties to the present Application since they are transferees of land from the respondent No.1.

4. In any event, the contention raised by learned counsel appearing for the respondent No.1 regarding the joinder of non-signatory parties to an Arbitration Agreement should primarily be decided by the Arbitral Tribunal, as laid down by the Supreme Court in *Cox and Kings Limited Vs. SAP India Private Limited*¹.

5. The Court is informed that the applicant has filed an application under 9 of the 1996 Act before the Commercial Court, Ranga Reddy District at L.B. Nagar, and obtained an ad-interim order on 06.03.2025. The applicant continues to enjoy the said

¹ (2024) 4 SCC 1

interim order. Therefore, even under section 9(2) of the 1996 Act, there is a statutory mandate to commence arbitral proceedings within the prescribed period.

6. The Development Agreement-cum-General Power of Attorney dated 11.11.2022 contains an arbitration clause under Clause No.24. None of the parties have denied the existence or validity of the arbitration clause.

7. In the circumstances, Sri Justice Abhinand Kumar Shavili, a former Judge of this Court (resident of Door No.10-3-555, Vijayanagar Colony, Near: Andhra Bank Chowrasta, Hyderabad-500057; Mobile No.9440896303), is appointed as sole Arbitrator to adjudicate the dispute between the parties. The parties shall appear before the sole Arbitrator on 04.04.2026 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.

8. 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.

9. Arbitration Application No.98 of 2025 is accordingly allowed.

All connected applications shall stand closed.

**SD/- K.SRINIVASA RAO
JOINT REGISTRAR**

//TRUE COPY//

SECTION OFFICER

To,

1. Sri Justice Abhinand Kumar Shavili, Former Judge, High Court for the State of Telangana at Hyderabad. (resident of Door 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. One CC to Mr. Vivek Jain, Advocate [OPUC]
3. One CC to Mr. K.S. Suneel, Advocate [OPUC]
4. One CC to Mr. Dharmapuri Kiran , Advocate [OPUC]
5. Two CD Copies

KAM/KA

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HIGH COURT

DATED: 18/03/2026

ORDER

ARBAPPL.No.98 of 2025



**ALLOWING THE
ARBITRATION APPLICATION**

*For
R
4/5/26*