



2025:TSHC:39743

**HIGH COURT FOR THE STATE OF TELANGANA**  
**MAIN CASE No: Arbitration Application No.96 of 2025**  
**PROCEEDING SHEET**

| Sl. No. | Date       | ORDER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | OFFICE NOTE |
|---------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 02.     | 01.08.2025 | <p><b><u>HCJ (AKrS,J)</u></b></p> <p>Mr. B.Rajeshwar Reddy, learned counsel for the applicant.</p> <p>Heard learned counsel for the applicant.</p> <p>Learned counsel for the applicant submits that the dispute under the Development Agreement-cum-Irrevocable General Power of Attorney dated 29.06.2016 is as against respondent No.1 only since respondent Nos.2 to 4 have settled the matter outside the Court after filing of Arbitration O.P.No.39 of 2025 before learned IX Additional Chief Judge, City Civil Courts, Hyderabad.</p> <p>The Development Agreement-cum-Irrevocable General Power of Attorney dated 29.06.2016 provides for an arbitration clause No.31, which reads as under:</p> <p>“31. In case of any dispute arising between the parties hereto touching these presents, the matter shall be referred to the Arbitrator authorities, chosen one by each party and in case of difference of opinion between the Arbitrators, to choose a third Arbitrator as common umpire and their award shall be final and binding on all parties and the relevant provisions of the Indian Arbitration Act shall apply to the proceedings. All</p> |             |



costs of arbitration shall be borne by both parties in equal proportion. Courts at Hyderabad shall only have jurisdiction to file a case if deemed fit.”

Respondent No.1 has failed to respond to the notice dated 19.02.2025, Annexure P-12 at Page No.118.

According to the applicant, the summary of the claims is provided under Para 14 as against all the landlords respondent Nos.1 to 4.

However, learned counsel for the applicant submits that since respondent Nos.2 to 4 have settled the matter, the remaining claims as against respondent No.1 are due to the extent of Rs.1,15,90,646/- as per the tabular chart enclosed at para 21. Learned counsel for the applicant, however, submits that this Court may appoint a sole Arbitrator in place of a panel of Arbitrators. However, he seeks time to satisfy the Court on the relevant provision/decision on the point.

List the matter next week.

**HCJ (AKrS,J)**

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