

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

**WEDNESDAY, THE TWENTY SECOND DAY OF APRIL
TWO THOUSAND AND TWENTY SIX**

PRESENT

THE HONOURABLE SRI JUSTICE K.LAKSHMAN

ARBITRATION APPLICATION NO: 194 OF 2025

Between:

1. Smt. Puthana Ramadevi, W/o Puthana Sivaram Reddy, Aged about 66 years, R/o H. No. 10-4-35, Flat No. 107, Vindhyanchal Apartments, Humayan Nagar, NMDC, Masab Tank, Hyderabad, Telangana-5000028.
2. Sri Puthana Sudheer Reddy, S/o Puthana Sivaram Reddy, Aged about 38 years, Occ: House Wife, R/o H. No. 10-4-35, Flat No. 107, Vindhyanchal Apartments, Humayan Nagar, NMDC, Masab Tank, Hyderabad, Telangana-5000028.

...APPLICANTS/PETITIONERS

AND

M/s Sahiti Constructions, A registered partnership firm having it's office at Plot No. 1222, #8-2-293/82/A/1222/F4, Fourth Floor, Road No. 36, Jubilee Hills, Hyderabad, Telangana-500033.
Represented by its Partner Smt. B. Parvathi, W/o B. Laxmi Narayana, Hyderabad, Telangana- 500081.

...RESPONDENT

Arbitration Application filed Under Section 11 (6) of the Arbitration and Conciliation Act, 1996 praying that in the circumstances stated in accompanying affidavit this Hon'ble Court may be pleased to appoint a Sole Arbitrator for the purpose of adjudication of the disputes that have arisen between them and the Respondent in respect of the terms of the Memorandum of Understanding dated 30.10.2021 lest serious loss would ensue to them.

Counsel for the Applicants : Ms Charishma Atla

Counsel for the Respondent : No Representation

The Court made the following: ORDER

IN THE HIGH COURT FOR THE STATE OF TELANGANA

AT: HYDERABAD

HON'BLE SRI JUSTICE K. LAKSHMAN

ARBITRATION APPLICATION No.194 OF 2025

Date:22.04.2026

Between:

Smt. Puthana Ramadevi and another.

...Applicants

And

M/s Sahiti Constructions.

...Respondent

This Court passed the following:-

ORDER:

Heard Ms. Charishma Atla, learned counsel for the Applicants.

2. Notice sent to the respondent is returned with an endorsement 'unclaimed'. Unclaimed amounts to service of notice. Even then, there is no representation on behalf of the respondent.

3. The present Arbitration Application is filed under Section 11 (5) and (6) of the Arbitration and Conciliation Act, 1996 (hereinafter 'the Act,

1996') for appointment of Arbitrator to adjudicate the disputes between the parties.

4. Both, the applicants and the respondent have entered into Memorandum of Understanding (MOU) dated 30.10.2021 with regard to construction of the apartment over the following subject property on specific terms and conditions mentioned therein:-

"All that of Independent House admeasuring 3265 Sq. Ft., i.e., Villa No.29 on admeasuring 266 Sq.Yds. of "Sahiti's Sudeeksha" in Survey No.197/82, and Survey No.197/103, situated at Mokhila Village, Shankarpally Mandal, Ranga Reddy District".

Clause 12 of the said MOU deals with the dispute resolution, it is relevant and extracted below:-

"7. In case of any dispute arise between the parties, have to settle amicable in the event of any failure to settle the dispute or difference shall be referred to the arbitrator and the arbitration Proceedings will be conducted according to the provisions of the Indian Arbitration and Conciliation Act, 1996. The arbitration award will be binding upon the both the parties and final. The place of the arbitration will be at Hyderabad and proceedings will be in English".

5. According to the applicants, there are disputes between them and the respondent with regard to the execution of the aforesaid MOU dated 30.10.2021 and the terms agreed therein. Therefore, the applicants had issued a legal notice dated 22.03.2025 to the respondent with a request to

give consent to appoint an arbitrator to mutually settle the disputes. Despite receiving and acknowledging the said notice, there is no response from the respondent. Therefore, the applicant has filed the present application.

6. As discussed supra, there are disputes between the applicants and the respondent with regard to execution of the MOU dated 30.10.2021 and the terms agreed therein. The same are arbitrable in nature.

7. In the light of the aforesaid discussion, the present Arbitration Application is allowed. Accordingly, **Dr. Justice Shameem Akthar, Former Judge, High Court for the State of Telangana, Hyderabad, R/o Flat No.6F, 6th floor, MAYFAIR Apartment, Block-'B', H.No.8-2-269/3/MF/F-6, Road No.2, Banjara Hills, Sri Nagar Colony, Hyderabad-34 (Mobile # 83319-98534),** is appointed as sole Arbitrator to adjudicate the disputes between the parties. The parties are at liberty to take all the available pleas and defences before the learned sole Arbitrator.

Consequently, miscellaneous applications, pending if any, in this Arbitration Application, shall stand closed.

SD/- M.VIJAYA BHASKER
JOINT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. Dr Justice Shameem Akthar, Former Judge, High Court for the State of Telangana, Hyderabad, R/o Flat No. 6F, 6th floor, MAYFAIR Apartment, Block-'B', H.No. 8-2-269/3/MF/F-6, Road No. 2, Banjara Hills, Sri Nagar Colony, Hyderabad-34 (Mobile # 83319-98534) **(By Special Messenger) (Along with a Copy of affidavit and material papers)**

2. One CC to Ms Charishma Atla, Advocate [OPUC]
3. Smt. B. Parvathi W/o B. Laxmi Narayana, Partner of M/s Sahiti Constructions, A registered partnership firm having it's office at Plot No. 1222, #8-2-293/82/A/1222/F4, Fourth Floor, Road No. 36, Jubilee Hills, Hyderabad, Telangana – 500033.
4. Two CD Copies

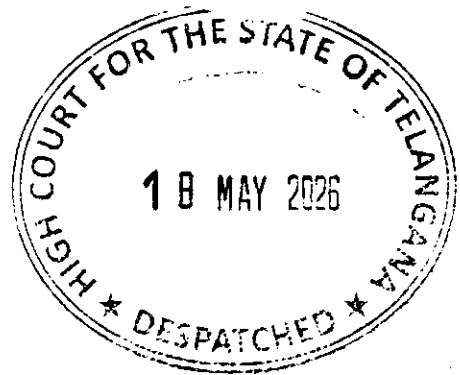
Sa/ka *RS*

HIGH COURT

DATED: 22/04/2026

ORDER

ARBAPPL.No.194 of 2025



ALLOWING THE ARBITRATION APPLICATION

6 copies
18/5/26