



NC: 2026:KHC:16379
CMP No. 731 of 2025
C/W CMP No. 735 of 2025
CMP No. 737 of 2025
AND 1 OTHER

IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 23RD DAY OF MARCH, 2026

BEFORE

THE HON'BLE MR. JUSTICE E.S.INDIRESH

CIVIL MISC. PETITION NO. 731 OF 2025

C/W

CIVIL MISC. PETITION NO. 735 OF 2025

CIVIL MISC. PETITION NO. 737 OF 2025

CIVIL MISC. PETITION NO. 739 OF 2025

IN CMP No. 731/2025

BETWEEN:

SRI. PRAMOD B.N.
S/O SRI BADRINATH C.N.,
AGED ABOUT 41 YEARS,
RESIDING AT NO.5, SRIPURAM,
SESHADRIPURAM,
BANGALORE - 560 020.

...PETITIONER

(BY SRI. P.B. RAJU, ADVOCATE)

AND:

M/S SKYTOP BUILDERS PRIVATE LIMITED
NO. 175, 6TH CROSS, GANDHINAGAR,
BANGALORE - 560 009.
REPRESENTED BY ITS MANAGING DIRECTOR
MR. BANGALORE LAKSHMINARYA NAGENDRA
PRASAD,
ALSO AT 29/A, 9TH MAIN ROAD,
SADASHIVANGAR,
BANGALORE - 560 080.

...RESPONDENT

(BY SRI. B. MANOJ, ADVOCATE FOR
SRI. DEVARAJA M., ADVOCATE)



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THIS CMP IS FILED UNDER SECTION 11(6) OF ARBITRATION AND CONCILIATION ACT, 1996, PRAYING TO APPOINT AN ARBITRATOR FOR RESOLUTION OF THE DISPUTES BETWEEN THE PETITIONER AND THE RESPONDENT AS PER THE TERMS OF THE SALE AGREEMENT DATED 27.04.2012 AS PER CLAUSE 16 OF ANNEXURE - A AND ETC.

IN CMP NO. 735/2025

BETWEEN:

SRI. SEETHARAM C.N.
S/O SRI C.K. NARASIMHA IYENGAR,
AGED ABOUT 77 YEARS,
RESIDING AT NO.3, 1ST CROSS,
SRIRAMAPURA, SESHADRIPURAM,
BANGALORE - 560 020.

...PETITIONER

(BY SRI. P.B. RAJU, ADVOCATE)

AND:

M/S. SKYTOP BUILDERS PRIVATE LIMITED
NO.175, 6TH CROSS, GANDHINAGAR,
BANGALORE - 560 009.
REPRESENTED BY ITS MANAGING DIRECTOR.
MR. BANGALORE LAKSHMINARYA NAGENDRA PRASAD,
ALSO AT 29/A, 9TH MAIN ROAD,
SADASHIVANAGAR,
BANGALORE - 560 080.

...RESPONDENT

(BY SRI. B. MANOJ, ADVOCATE FOR
SRI. DEVARAJA M., ADVOCATE)

THIS CMP IS FILED UNDER SECTION 11(6) OF ARBITRATION AND CONCILIATION ACT, 1996, PRAYING TO APPOINT AN ARBITRATOR FOR RESOLUTION OF THE



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DISPUTES BETWEEN THE PETITIONER AND THE RESPONDENT AS PER THE TERMS OF THE SALE AGREEMENT DATED 27.04.2012 AS PER CLAUSE 16 OF ANNEXURE A.

IN CMP NO. 737/2025

BETWEEN:

DR. MAGHIZH ANANDAN
S/O SRI ANANDAN,
REPRESENTED BY HIS GPA HOLDER
DR G. KARTHIKEYAN,
AGED ABOUT 51 YEARS,
RESIDING AT NO.224, SOBHA DEW FLOWER,
4TH CROSS, SARAKKI MAIN ROAD,
J P NAGAR - 1ST PHASE,
BANGALORE - 560 078.

...PETITIONER

(BY SRI. P.B. RAJU, ADVOCATE)

AND:

M/S SKYTOP BUILDERS PRIVATE LIMITED
NO.175, 6TH CROSS,
GANDHINAGAR,
BANGALORE - 560 009.

REPRESENTED BY ITS MANAGING DIRECTOR.
MR. BANGALORE LAKSHMINARYA NAGENDRA PRASAD,

ALSO AT 29/A, 9TH MAIN ROAD,
SADASHIVANAGAR,
BANGALORE - 560 080.

...RESPONDENT

(BY SRI. B. MANOJ, ADVOCATE FOR
SRI. DEVARAJA M., ADVOCATE)

THIS CMP IS FILED UNDER SECTION 11(6) OF
ARBITRATION AND CONCILIATION ACT, 1996, PRAYING TO



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APPOINT AN ARBITRATOR FOR RESOLUTION OF THE DISPUTES BETWEEN THE PETITIONER AND THE RESPONDENT AS PER THE TERMS OF THE SALE AGREEMENT DATED 31.08.2012 AS PER CLAUSE 16 OF ANNEXURE A.

IN CMP NO. 739/2025

BETWEEN:

1. DR. G. KARTHIKEYAN
S/O SRI. C. GOPAL,
AGED ABOUT 50 YEARS,
RESIDING AT NO.224,
SOBHA DEW FLOWER,
SARAKKI MAIN ROAD,
4TH CROSS, JP NAGAR 1ST PHASE,
BANGALORE - 560 078.

...PETITIONER

(BY SRI. P.B. RAJU, ADVOCATE)

AND:

1. M/S SKYTOP BUILDERS PRIVATE LIMITED
NO.175, 6TH CROSS, GANDHINAGAR,
BANGALORE - 560 009.

REPRESENTED BY ITS MANAGING DIRECTOR.
MR. BANGALORE LAKSHMINARYA NAGENDRA PRASAD,
ALSO AT 29/A, 9TH MAIN ROAD,
SADASHIVANAGAR,
BANGALORE - 560 080.

...RESPONDENT

(BY SRI. B. MANOJ, ADVOCATE FOR
SRI. DEVARAJA M., ADVOCATE)

THIS CMP IS FILED UNDER SECTION 11(6) OF ARBITRATION AND CONCILIATION ACT, 1996, PRAYING TO APPOINT AN ARBITRATOR FOR RESOLUTION OF THE DISPUTES BETWEEN THE PETITIONER AND THE RESPONDENT AS PER THE TERMS OF THE SALE



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AGREEMENT DATED 27.04.2012 AS PER CLAUSE 15 OF ANNEXURE - A.

THESE PETITIONS COMING ON FOR ADMISSION, THIS DAY, ORDER WAS MADE THEREIN AS UNDER:

CORAM: HON'BLE MR. JUSTICE E.S.INDIRESH

ORAL ORDER

In these Petitions, the petitioners sought for appointment of an Arbitrator for resolution of the dispute in terms of the Sale Agreement dated 27.04.2012 (in CMP Nos.731/2025, 735/2025 & 739/2025) and Sale Agreement dated 31.08.2012 (in CMP. No.737/2025) (Annexure-A).

2. Having taken note of the submissions made by the learned counsels appearing for the parties and on careful consideration of Clause-15 & 16 of the Sale Agreements (Annexure-A) respectively, I am of the view that, appointment of an Arbitrator is necessitated.

3. Accordingly, taking into consideration the nature of the dispute arising between the parties, Sri. D.R.



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Venkatasudarshana, retired District Judge be appointed as an Arbitrator for resolution of the dispute between the parties.

4. All claims and contentions of the parties are kept open to be decided by the Arbitral Tribunal.

5. A copy of this order be sent forthwith to the Arbitration and Conciliation Centre, Khanija Bhavan, Bengaluru for proceeding further in the matter.

6. Registry is directed to return the original documents if any, produced by the parties, after obtaining photostat copy of the same for the file.

7. Since the parties are represented through their learned counsels, parties are directed to appear before the Arbitration and Conciliation Centre, Bengaluru on 17.04.2026 at 11.00 a.m. to enable the learned Arbitrator to take further action in the matter.



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Accordingly, Civil Miscellaneous Petition is ***disposed***
of.

SD/-
(E.S.INDIRESH)
JUDGE

KLV
List No.: 1 Sl No.: 38