

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

**FRIDAY, THE EIGHTEENTH DAY OF OCTOBER  
TWO THOUSAND AND TWENTY FOUR**

**PRESENT**

**THE HONOURABLE THE CHIEF JUSTICE ALOK ARADHE**

**ARBITRATION APPLICATION NO: 160 OF 2024**

**Between:**

1. Aravind Babu Bhonagiri, W/o. B. Vidyasagar, aged about 45 years, R/o. 1-1-31/87-1, saketh phase 2, Kapra, Secunderabad, Hyderabad, Telangana - 500062
  2. Vishwapathi Ravi Kumar, S/o. Vishwapathi Kumara Swamy aged about 44 years, R/o. No.1-1-31/339, Phase 2, Saket Colony, Near Dammaiguda Road, Kapra, ECIL, Secunderabad Hyderabad, Telangana - 500062
- ...APPLICANTS/PETITIONERS**

**AND**

1. Pamayyagari Parameshwari, W/o. Late Pamayyagari Sathyanarayana, about 59 years, Housewife, R/o. H.No. 1-9-278/5/2/2, Balaji Nagar, Near Venkateswara Temple, /Ramnagar Gundu, Hyderabad 500044, Telangana State.
2. Pamayyagari Ramachander Goud, S/o. P. Arjun Goud, aged about 66 years, Occupation. Cultivation, R/o. H.No.6-12, Tellapur 502302, Telangana State,
3. Pamayyagari Pradeep Goud, S/o. P. Ramachander Goud, aged about 35 years, Occupation. Cultivation, R/o. H.No.6-12, Tellapur 502302, Telangana State,
4. Pamayyagari Hari Krishna Gaud, S/o. Late Pamayyagari Arjun Goud, aged about 66 years, Occupation. Cultivation, R/o. H.No.6-11, Tellapur - 502302, Telangana State,
5. Pamayyagari Pandu Goud, S/o. Late P. Gurulingam Goud, aged about 79 years, Occupation. Cultivation, R/o. H.No. 4-29, Tellapur 502302, Telangana State,
6. Pamayyagari Bhoopal Goud, S/o. Sri. P. Pandu Goud, aged about 47 years, Occupation. Cultivation, H. No. 4-29, Tellapur 502302, Telangana State
7. Pamayyagari Venu Goud, S/o. Sri. P. Pandu Goud, aged about 43 years, Occupation. Cultivation, R/o. Beside Hanuman Temple, Tellapur 502302, Telangana State,
8. Sri. Pamayyagari Karan Goud, S/o. Sri. (late) P. Gurulingam Goud, / aged about 66 years, Occupation. Cultivation, H.No.4-30, Tellapur 502302, Telangana State,
9. Pamayyagari Sridhar Goud, S/o. Sri. P. Karan Goud, ,aged about 44 years, Occupation. Cultivation, H.No.4-57 /4, Near Pochamma Temple, Tellapur 502302, Telangana State.

10. Pamayyagari Arun Goud, S/o. Sri. P. Karan Goud, / aged about 43 years, Occupation. Cultivation, R/o. H.No.3-54/2A, Hanuman Temple, Tellapur 502302, Telangana State,
11. Pamayyagari Santosh Gaud, S/o. Sri. P. Karan Goud, aged about 41 years, Occupation. Cultivation, R/o. H. No. 4-30, Tellapur, Telangana State,
12. PAMAYYAGARI MEGHANATH GOUD, S/o. Sri (Late) P. Narayana Goud, aged about 56 years, Occupation. Cultivation, R/o. H.No.4-20, Tellapur 502302, Telangana State,
13. PAMAYYAGARI NISHANTH GOUD, S/o. Meghanath Goud, aged about 30 years, Occupation. Cultivation, R/o. H.No.4-20, Tellapur 502302, Telangana State,
14. Sri. PAMAYYAGARI VISHAL GOUD, S/o. Sri Meghanath Gaud, aged about 28 years, Occupation. Cultivation, H. No.4-20, Beside Hanuman Temple, Tellapur 502302, Telangana State
15. Sri Pamayyagari Narsing Rao (Babu Goud), s/o. Sri. (late) Pamayyagari Venkat Krishnaiah Goud, about 63 years, Occupation. Cultivation, resident of 9-3/1, Ramachandrapuram, Tellapur, Sangareddy District, Telangana State,
16. Sri. Pamayyagari Harish Gaud, s/o. Sri. P. Narsing Rao Goud, about 36 years, Occupation. Cultivation, resident of 9-3 / 1, Ramachandrapuram, Tellapur, Sangareddy District, Telangana State
17. Sri. Pamayyagari Avinash Goud, s/o. Sri. P. Narsing Rao Goud, aged about 32 years, Occupation. Cultivation, resident of 9-3/1, Ramachandrapuram, Tellapur, Sangareddy District, Telangana State,
18. Sri. Pamayyagari Surender Goud, s/o. Sri. (late) Pamayyagari Venkat Krishnaiah Goud, about 50 years, Occupation. Cultivation, resident of 9-3/1, Ramachandrapuram, Tellapur, Sangareddy District, Telangana State,
19. SAHITI CONSTRUCTIONS, a registered Partnership Firm having its principal place of business at Plot No. 1222, H.NO. 8-2-293/82/A/1222/ F4, Fourth Floor, Road No. 36, Jubilee Hills, Hyderabad 500 033, Telangana State, represented by its Partner, Smt. B. Parvathi, W/o. B Lakshmi Narayana, Hyderabad 500081, Telangana State.
20. Nethi Kamalamma, W/o. Nethi Vidya Sagar, aged about 62 years, Occ. Housewife, R/o. H.No. 1-64, Cherukupallen Village, Kethepally Mandal, Nalgonda Dist, Telangana Represented by her GPA Holder Nyavanandi Deepak S/o. Nyavanandi Raghavender aged about 38 years, Occ. Business R/o. H.No. 2-139, Maanikbhandar, Makloor Mandal **...RESPONDENTS**

Arbitration Application filed under Section 11 (6) of Arbitration and Conciliation Act, 1996 praying that for the reasons stated in the 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 petitioner and the Respondents 1 to 20 in respect of the terms of the Agreement of Sale dated 06.01.2021.

**IA NO: 1 OF 2024**

Petition under Section 151 CPC praying that in the circumstances stated in the affidavit filed in support of the petition, the High Court may be pleased to grant leave to implead the proposed respondent No. 20 as respondent No. 20 in the above Arbitration Application.

**Counsel for the Applicants : Ms. V. Soubhagya Valli representing  
Mr. V. Seetharama Avadhani**

**Counsel for the Respondent No. 20 : Mr. Md. Kaleem Pasha representing  
Mr. M. Rajender Reddy**

**The Court made the following: ORDER**

**THE HON'BLE THE CHIEF JUSTICE ALOK ARADHE**

**ARBITRATION APPLICATION No.160 of 2024**

**ORDER:**

Ms. V. Soubhagya Valli, learned counsel represents Mr. V. Seetharama Avadhani, learned counsel for the applicants.

Mr. Md. Kaleem Pasha, learned counsel represents Mr. M. Rajender Reddy, learned counsel for respondent No.20.

2. This application is filed under Section 11(6) of the Arbitration and Conciliation Act, 1996 seeking appointment of an arbitrator to resolve the disputes between the parties.

3. Facts giving rise to filing of this application briefly stated are that the parties have entered into an agreement of sale dated 06.01.2021. Clause 8 of the aforesaid agreement of sale contains an arbitration

clause, which is extracted below for the facility of reference:

“8. That, any dispute and difference arising between the parties shall be settled the dispute or difference within 48 hours from such dispute otherwise will be referred to the independent arbitrator mutually agreed by both the parties as per the procedure of the Indian Arbitration and Conciliation Act, 1996.”

4. The dispute between the parties has arisen. Therefore, the applicants invoked the arbitration clause and sent legal notice on 22.05.2023. The respondents failed to file reply to the aforesaid notice.

5. Learned counsel for respondent No.20 has submitted that he has no objection for appointment of an arbitrator.

6. Learned counsel for the applicants has submitted that in similar application i.e., Arbitration Application No.117 of 2024 a learned Single Judge of this Court by order dated 06.09.2024 had referred the dispute between the same parties and had appointed Sri Justice

A. Santhosh Reddy, a former Judge of this Court as Arbitrator.

7. In view of the aforesaid, Sri Justice A. Santosh Reddy, a former Judge of this Court (resident of Plot No.46, H.No.16-2-740/46, Kalyan Nagar, Gaddiannaram, New Malakpet, Hyderabad - 500060, Mobile No.9705053485) is appointed as sole arbitrator to adjudicate the dispute between the parties.

8. Accordingly, the arbitration application is allowed.

Miscellaneous applications pending, if any, shall stand closed. No order as to costs.

Sd/- C.V. MALLIKARJUNA VARMA  
JOINT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

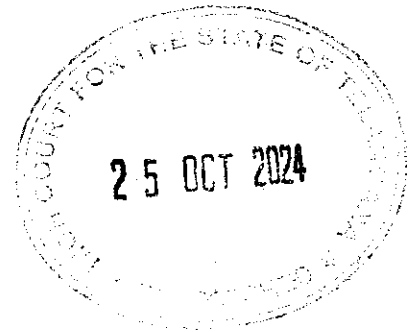
1. Sri Justice A. Santosh Reddy, Former Judge of High Court for the State of Telangana, Hyderabad, Resident of Plot No. 46, H. No. 16-2-740/46, Kalyan Nagar, Gaddiannaram, New Malakpet, Hyderabad – 500060, Mobile No. 9705053485. **(By Special Messenger) (Along with a Copy of affidavit and material papers)**
2. One CC to Sri. V Seetharama Avadhani, Advocate [OPUC]
3. One CC to Mr. M. Rajender Reddy, Advocate [OPUC]
4. Two CD Copies

DL/gh



HIGH COURT

DATED:18/10/2024



ORDER

ARBAPPL.No.160 of 2024

ALLOWING THE ARBITRATION APPLICATION

6  
25/10/24  
DLS