

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

**SATURDAY, THE TWENTY FIRST DAY OF SEPTEMBER
TWO THOUSAND AND TWENTY FOUR**

PRESENT

THE HON'BLE THE CHIEF JUSTICE ALOK ARADHE

ARBITRATION APPLICATION No: 167 of 2024

Between:

Rudravaram Venkata Praveen Kumar Rudravaram, S/o. APR Rudravaram, Age:38 years, R/o. Flat No.60, Jains Sadguru Heights, Manjeera pipeline road, Madinaguda Hyderabad, Telangana-500049.

...APPLICANT/PETITIONER

AND

1. Smt. Pamayyagari Parameshwari, W/o. Late Sri Pamayyagari Sathyanarayana, Age: 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. Sri Pamayyagari Ramachander Goud, S/o. P. Arjun Goud, aged about 66 years, Occ: cultivation, R/o. H.No.6-12, Tellapur 502302, Telangana State.
3. Sri Pamayyagari Pradeep Goud, S/o. P. Ramachander Goud, aged about 35 years, Occ: cultivation, R/o. H.No.6-12, Tellapur 502302, Telangana State.
4. Sri Pamayyagari Hari Krishna Goud, S/o. Late Pamayyagari Arjun Goud, aged about 66 years, Occ: cultivation, R/o. H.No.6-11, Tellapur - 502302, Telangana State.
5. Sri Pamayyagari Pandu Goud, S/o. Late P. Gurulingam Goud, aged about 79 years, Occ: 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, Occ: cultivation, H.No.4-29, Tellapur 502302, Telangana State.
7. Pamayyagari Venu Goud, S/o. Sri. P. Pandu Goud, aged about 43 years, Occ: 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, Occ: cultivation, H.No.4-30, Tellapur 502302, Telangana State.
9. Pamayyagari Sridhar Goud, S/o. Sri. P. Karan Goud, aged about 44 years, Occ: 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, Occ: cultivation, R/o. H.No.3-54/2A, Hanuman Temple, Tellapur 502302, Telangana State.
11. Pamayyagari Santosh Goud, S/o. Sri. P. Karan Goud, aged about 41 years, Occ: cultivation, R/o. H.No.4-30, Tellapur, Telangana State.
12. Sri Pamayyagari Meghanath Goud, S/o. Sri (Late) P. Narayana Goud, aged about 56 years, Occ: cultivation, R/o. H.No.4-20, Tellapur 502302, Telangana State.
13. Sri Pamayyagari Nishanth Goud, S/o. Meghanath Goud, aged about 30 years, Occ: cultivation, R/o. H.No.4-20, Tellapur 502302, Telangana State.
14. Sri. Pamayyagari Vishal Goud, S/o. Sri Meghanath Goud, aged about 28 years, Occ: 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, aged about 63 years, Occ: Cultivation, resident of H.No.9-3/1, Ramchandrapuram, Tellapur, Sangareddy District, Telangana State.
16. Sri. Pamayyagari Harish Goud, s/o. Sri. P. Narsing Rao Goud, aged about 36 years, Occ: Cultivation, resident of H.No.9-3/1, Ramchandrapuram, Tellapur, Sangareddy District, Telangana State.
17. Sri. Pamayyagari Avinash Goud, s/o. Sri. P. Narsing Rao Goud, aged about 32 years, Occ: Cultivation, resident of H.No.9-3/1, Ramchandrapuram, Tellapur, Sangareddy District, Telangana State.
18. Sri. Pamayyagari Surender Goud, s/o. Sri. (late) Pamayyagari Venkat Krishnaiah Goud, aged about 50 years, Occ: Cultivation, resident of H.No.9-3/1, Ramchandrapuram, Tellapur, Sangareddy District, Telangana State.
19. Sahiti Constructions, a registered Partnership Firm having its principal place of business at Plot No. 1222, #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. Nyavanandi Sai Rekha, W/o. Nyavanandi Deepak, Age: 33 years, Occ: Housewife, Rep. by GPA Nyavanandi Deepak S/o. Nyavanandi Raghavender, Age: 38 years, Business, R/o. H.No.2-139, Makloor Mandal, Maanik Bhandar, Nizamabad, Telangana-503003.

...RESPONDENTS

Arbitration Application filed under Section 11(6) of Arbitration & Conciliation Act, 1996 for the reasons stated in the accompanying affidavit, praying that this Hon'ble Court may be pleased to appoint a Sole Arbitrator for the purpose of adjudication of the disputes that have arisen between the Petitioner and the Respondents 1 to 20 in respect of the terms of the Agreement of Sale dated 10-03-2021.

**Counsel for the Petitioner: Ms. V. SOUBHAGYA VALLI, representing
Mr. V. SEETHARAMA AVADHANI**

Counsel for the Respondents: None Appeared

The Court made the following: ORDER

THE HON'BLE THE CHIEF JUSTICE ALOK ARADHE

ARBITRATION APPLICATION No. 167 of 2024

ORDER:

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

2. The memo filed by the applicant shows that notice sent to respondent Nos.1, 17 and 19 has been served, whereas, respondent Nos.2 to 6, 18 and 20 have refused to accept the notice. Thus, the said respondents are deemed to be served. However, none appears on behalf of the respondents.

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

4. Facts giving rise to filing of this application briefly stated are that the parties have entered into an Agreement of Sale dated 10.03.2021. Clause 8 of the aforesaid

agreement contains an arbitration clause, which is extracted below for the facility of reference:

“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.”

5. The applicant sent legal notice dated 09.05.2023 to the respondents, but the respondents failed to respond to the aforesaid notice.
6. Dispute has arisen between the parties which requires resolution in the manner agreed to by the parties.
7. A Bench of this Court by an order dated 02.02.2024 passed in similar application being Arbitration Application No.156 of 2023 has appointed Dr. Justice Shameem Akther, a former Judge of this Court as sole arbitrator to adjudicate the dispute between the parties.
8. Therefore, in the instant case also, Dr. Justice Shameem Akther, a former Judge of this Court (resident of

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Flat No.6F, Sixth 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 No.8331998534), is
appointed as sole arbitrator to adjudicate the dispute
between the parties.

9. Accordingly, the arbitration application is allowed.

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

Sd/- M. VIJAYA BHASKER
JOINT REGISTRAR

//TRUE COPY//

SECTION OFFICER

To,

1. Dr. Justice Shameem Akther, Former Judge, High Court for the State of
Telangana at Hyderabad (resident of Flat No.6F, Sixth 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 No.8331998534) **(By Special
Messenger) (Along with a Copy of affidavit and material papers)**
2. One CC to Mr. V. SEETHARAMA AVADHANI, Advocate [OPUC]
3. Two CD Copies

kam/gh



