IN THE HIGH COURT FOR THE STATE OF TELANGANA AT HYDERABAD

FRIDAY, THE TWENTY FIRST DAY OF NOVEMBER
TWO THOUSAND AND TWENTY FIVE

PRESENT

THE HON'BLE THE CHIEF JUSTICE APARESH KUMAR SINGH

ARBITRATION APPLICATION NO: 124 OF 2025

Between:

M/s GAR & Son Builders LLP, Registered Office at Laxmi Cyber Centre, 8-2-682, Road No.12, Banjara Hills, Hyderabad, Telangana 500 034 Rep. by its Authorized Representative A G Krishnan, S/o. A k G Krishnan, Aged 59 years, R/o. Hyderabad

...Applicant

AND

1. **M/s. ANSR Global Corporation Private Limited,** Registered Office at Manyata Embassy Business Park, SEZ, L1, Block Banyan, Ground Floor, Outer Ring Road, Nagavara Hobli, Bengaluru 560 045, Karnataka. Represented by its Managing Director
2. **M/s. Laxmi Infobahn Pvt Ltd,** Registered Office at Laxmi Cyber Centre, 8-2-682, Road No. 12, Banjara Hills, Hyderabad, Telangana - 500 034, Represented by its Authorized Signatory

...Respondents

Arbitration Application under Section 11 (5) & (6) of the Arbitration and Conciliation Act, 1996 R/w Scheme for Appointment of Arbitrator, 2000 praying that this Hon'ble Court may be pleased to appoint the Arbitrator on behalf of the Respondent under Section 11 (5) & (6) of the Arbitration and Conciliation Act, 1996 to adjudicate all the disputes between the Applicant and the Respondents herein arising out of the Lease Deed dated 20-12-2019 registered as Document No. 14548 of 2019.

Counsel for the Applicant: Mr. M. Naga Deepak

Counsel for the Respondents: Ms. M. Sri Harini Reddy

The Court made the following: ORDER

THE HON'BLE THE CHIEF JUSTICE SRI APARESH KUMAR SINGH

Arbitration Application No.124 of 2025

Order:

Heard Mr. M.Naga Deepak, learned counsel appearing for the applicant and Ms. M.Sri Harini Reddy, learned counsel appearing for respondent No.1.

2. By order dated 24.10.2025, this Court proposed to appoint Mr. Justice P.Naveen Rao, a former Acting Chief Justice of this Court as an independent Arbitrator to adjudicate the dispute between the parties. The order dated 24.10.2025 is extracted hereunder for easy reference:

> "Mr. S.Ravi, learned Senior Counsel appears for Mr. M.Naga Deepak, learned counsel for the applicant.
>
> Ms. M. Sri Harini Reddy, learned counsel appears for the respondents.
>
> Applicant and respondent No.2 entered into an agreement with respondent No.1 in the nature of a Lease Deed on 20.12.2019. Respondent No.2 is the owner and applicant is the limited liability partnership firm (confirming party). Clause 37.2 of the Lease Deed provides for arbitration by a panel of three Arbitrators. First one is to be appointed by the lessor, second one is to be appointed by

the lessee and the third one is to be nominated by the first two Arbitrators. In respect of disputes between the applicant (confirming party) and respondent No.1, arbitration clause has been invoked by service of notice dated 16.05.2025, which has been replied to on 21.05.2025. In substance, respondent No.1 has sought time to respond to factual and legal allegations and also the nomination of Arbitrator from their side. Therefore, applicant invoked the jurisdiction of this Court under Arbitration and Conciliation Act, 1996.

Learned counsel for the respondents submits that this Court may appoint the second Arbitrator to decide the dispute between the parties. She submits that all factual assertions on merits and legal issues would be raised before the learned Arbitrators, once the panel is complete.

In view of the aforesaid facts and circumstances and the agreement of the respondents also for appointment of the second Arbitrator to constitute a panel as per Clause 37.2 of the Lease Deed dated 20.12.2019, I propose to appoint Mr. P.Naveen Rao, a former Acting Chief Justice of this Court (Resident of #3001, My Home Bhooja, Block-A, Plot Nos.22-24 & 31-33, Rayadurgam, Ranga Reddy District, Mobile No.8374012311) as independent Arbitrator to adjudicate the dispute between the parties.

Registry is directed to communicate this order to the proposed Arbitrator.

The matter be listed on 21.11.2025 along with Arbitration Application No.111 of 2025 with the response, if any, of the proposed Arbitrator."

3. The proposed Arbitrator has submitted his consent along with a declaration under Section 12(1) read with Schedule VI of the Arbitration and Conciliation Act, 1996 (for short 'the Act') by letter dated 06.11.2025.

4. Learned counsel for the applicant, therefore, submits that appointment of the proposed Arbitrator may be confirmed.

5. In that view of the matter, I hereby appoint Mr. Justice Mr. P.Naveen Rao, a former Acting Chief Justice of this Court (Resident of #3001, My Home Bhooja, Block-A, Plot Nos.22-24 & 31-33, Raidurgam, K.V.Ranga Reddy District, Telangana State – 500081; Ph.No.040-23442575/76; Mobile No.8374012311), to act as second Arbitrator in respect of the dispute between the parties. The Arbitrator nominated by the lessor/respondent No.2 and the Arbitrator appointed by

this Court shall nominate a third Arbitrator, who shall be the Chairman to constitute the Arbitral Tribunal.

6. Registry is directed to serve a xerox copy of the entire pleadings to the learned Arbitrator. The learned Arbitrator is requested to keep in mind the fee prescribed in Schedule IV of the Act and the time limit prescribed under Section 29A of the Act.

7. The Arbitration Application is, accordingly, disposed of.

Miscellaneous applications pending, if any, shall stand closed.

SD/- R.KARTHIKEYAN
JOINT REGISTRAR

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SECTION OFFICER

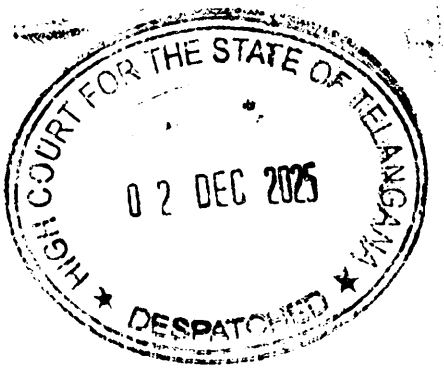
To,

1. Mr. Justice Mr. P. Naveen Rao, a former Acting Chief Justice, High Court for the State of Telangana at Hyderabad (Resident of #3001, My Home Bhooja, Block-A, Plot Nos.22-24 & 31-33, Raidurgam, K.V.Ranga Reddy District, Telangana State – 500081; Phone No.040-23442575/76; Mobile No.8374012311) **(By Special Messenger)(Along with a Copy of affidavit and material papers)**
2. One CC to Mr. M. Naga Deepak, Advocate [OPUC]
3. One CC to Ms. M. Sri Harini Reddy, Advocate [OPUC]
4. Two CD Copies

Kam/PSL

HIGH COURT

DATED:21/11/2025



ORDER

ARBAPPL.No.124 of 2025

DISPOSING OF THE
ARBITRATION APPLICATION

GMT
1/12/25