

IN THE COURT OF THE III ADDITIONAL CHIEF JUDGE: CITY CIVIL COURT,
HYDERABAD

TUESDAY, DATED THIS THE 18th DAY OF MARCH, 2025

PRESENT: SRI BAKARAJU SRINIVAS RAO,
III ADDITIONAL CHIEF JUDGE,
CITY CIVIL COURT, HYDERABAD

ARB.O.P. No.36 of 2025

BETWEEN:

Mr. Sriramoju Sambeshwar Rao
S/o. S. Ramabrahmam,
aged about 62 years, Occ: Business,
R/o. Flat No.903, LH-5, Lanco Hills Apartments,
Near Delhi Public School, Manikonda,
Hyderabad-500089.

...Petitioner

A N D

M/s. Modi Realty Pocharam LLP
Regd. Office at 5-4-187/3 & 4,
II Floor, Soham Mansion, MG Road,
Secunderabad - 500003.
Represented by its Managing Director - Mr. Soham Modi,
S/o. Late. Satish Modi, aged about 54 years.

...Respondent

Claim:- This Petition is filed Under Section 9 of the Arbitration and Conciliation Act, 1996 seeking Interim Relief and praying this Hon'ble Court pleased to grant

a) Before and pending the final disposal of the arbitration proceedings to be commenced and before making the arbitral award, this Hon'ble Court may be pleased to pass an interim injunction restraining the Respondents from selling/ alienating transferring/ creating any third-party interest either fully or partially in respect of the Petition Schedule Properties, so as to enable the petitioner from protecting its rights under Clause 38 of JDA.

b) To grant such other interim measure of protection, as may appear to this Hon'ble Court to be just and convenient.

...2

CERTIFIED PHOTOCOPY

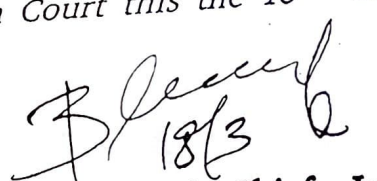
c) To award the costs of the petition.

This Petition is coming on this day before me for hearing in the presence of **Sri Unnam Sravan Kumar**, Advocate for Petitioner and the matter stood over for consideration and this Court delivered the following :-

DOCKET ORDER

Heard. After hearing the petitioner counsel and after perusing the contents of Pleadings and documents and after analyzing the merits of the case, it is ordered that the respondent Shall maintain Status quo in respect of list of Flats shown in Schedule of property. Issue notice to respondent call on 01-04-2025.

Written and pronounced by me in the open Court this the 18th day of March, 2025.


18/3
III Additional Chief Judge,
City Civil Court, Hyderabad.

PETITION SCHEDULE FLATS

[As per Annexure A of Supplementary Joint Development Agreement vide
Doc.No.7609 of 2021 Dt.15/07/2021]

[Flats fallen to the share of the Developer and unsold as per the
Encumbrance Certificate generated on <http://registration.telangana.gov.in/>]

S.No.	Unit No.	Floor	Super Built up Area (Sft)
1.	A101	1 st	1350
2.	A102	1 st	1380
3.	A103	1 st	1425
4.	A104	1 st	1350
5.	A105	1 st	1325

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6.	A106	1 st	1540
7.	A107	1 st	1325
8.	A108	1 st	1425
9.	A109	1 st	1425
10.	A202	2 nd	1380
11.	A204	2 nd	1350
12.	A205	2 nd	1325
13.	A206	2 nd	1450
14.	A207	2 nd	1325
15.	A208	2 nd	1425
16.	A209	2 nd	1425
17.	A303	3 rd	1425
18.	A305	3 rd	1450
19.	A306	3 rd	1450
20.	A307	3 rd	1450
21.	A308	3 rd	1425
22.	A309	3 rd	1425
23.	A405	4 th	1450
24.	A406	4 th	1450
25.	A407	4 th	1450
26.	A408	4 th	1425
27.	A409	4 th	1425
28.	A504	5 th	1425
29.	A505	5 th	1450
30.	A506	5 th	1450
31.	A508	5 th	1425
32.	A509	5 th	1425
33.	A604	6 th	1425
34.	A609	6 th	1425
35.	A703	7 th	1425
36.	A704	7 th	1425
37.	A705	7 th	1450
38.	A707	7 th	1450
39.	A708	7 th	1425
40.	A709	7 th	1428
41.	A803	8 th	1425
42.	A804	8 th	1425
43.	A902	9 th	1425
44.	A903	9 th	1425
45.	A909	9 th	1425
46.	A1001	10 th	1425
47.	A1002	10 th	1425



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48.	A1003	10 th	1425
49.	A1004	10 th	1425
50.	A1005	10 th	1450
51.	A1006	10 th	1450
52.	A1007	10 th	1450
53.	A1008	10 th	1425
54.	A1009	10 th	1425

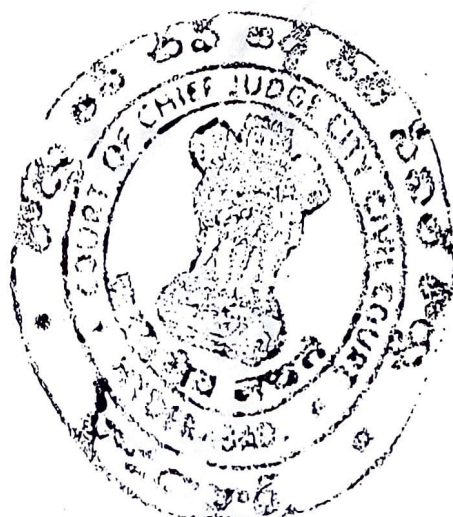
All that the portion of the land area to the Ac.0-31.5Gts, forming part of Sy.No. 27, Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District, and bounded by:-

NORTH : Land in Sy No. 27-Schedule Land-A
 SOUTH : Land in Sy No. 27
 EAST : Land in Sy No. 27
 WEST : Road

[Signature]
 18/3/09
 III Additional Chief Judge,
 City Civil Court, Hyderabad.

IDENTIFIED TO BE TRUE COPY

[Signature]
 SUPERINTENDENT
 CENTRAL COPYING ESST
 CITY CIVIL COURT, HYDERABAD. T.S.



M/S. Unnam Law firm (ADV)

COURT OF THE CHIEF JUDGE
CITY CIVIL COURT HYDERABAD
CENTRAL GOVT ESTABLISHMENT

6689/25
19/3/25
Ampl. made on.....

Stamp
Called on..... 20/3/25

Charges
Stamp
Deposited on..... 20/3/25

Charges
Charges a Sum of Rs..... 24/-

Deposited U/R 203 (A) (1) U/R No..... 5697

Addl. Stamp Called on.....

Addl. Stamp Deposited on.....

Copy made ready on..... 20/3/25

Copy Delivered on..... 20/3/25

SUPERINTENDENT
Central Govt Establishment
City Civil Court Hyderabad