



CNR: KAHC010494402026

- 1 -

NC: 2026:KHC:52193-DB
COMAP No. 359 of 2026
C/W COMAP No. 350 of 2026
COMAP No. 376 of 2026

IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 11TH DAY OF SEPTEMBER, 2026

PRESENT

THE HON'BLE MR. JUSTICE D K SINGH

AND

THE HON'BLE MR. JUSTICE H.SHANTHI BHUSHAN

COMMERCIAL APPEAL NO. 359 OF 2026

C/W

COMMERCIAL APPEAL NO. 350 OF 2026

COMMERCIAL APPEAL NO. 376 OF 2026

IN COMAP No. 359/2026

BETWEEN:

SRI A N SRINIVASA REDDY
S/O LATE NANJUNDA REDDY
AGE ABOUT 51 YEARS
R/A NO 115 BEML 5TH STAGE
RAJARAJESHWARI NAGAR
BENGALURU 560098

...APPELLANT

(BY SRI. DHANANJAY JOSHI, SENIOR COUNSEL FOR;
SRI. PRASHANTH KUMAR S T.,ADVOCATE)

AND:

1. MAARQ SPACES AND PROPERTIES LLP
HAVING ITS REGISTERED OFFICE AT NO.1541,
SOUTH END B ROAD, 9TH BLOCK,
JAYANAGAR, BENGALURU 560069,
REPRESENTED BY ITS DESIGNATED PARTNER,
SRI. BALAKRISHNA KUDIGRAM.

Digitally
signed by
MALA K N
Location:
HIGH
COURT OF
KARNATAKA



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2. SRI. C. NARAYANASWAMY,
S/O CHANNAPPA,
AGED ABOUT 56 YEARS.
3. SMT. NAGARATHNA S,
W/O C. NARAYANASWAMY,
AGED ABOUT 47 YEARS.
4. SRI. AKARSH N.,
S/O C. NARAYANASWAMY,
AGED ABOUT 25 YEARS.
5. SMT RAKSHITHA N
D/O C. NARAYANASWAMY,
AGED ABOUT 28 YEARS.

R2 TO R5 ARE RESIDING AT
SRI MARUTHI NILAYA, KEMPEGOWDA NAGARA,
BASHETTIHALLI VILLAGE, KASABA HOBLI,
DODDABALLAPURA TALUK,
BENGALURU RURAL DISTRICT - 561203.

6. SRI. NEERAJAKSHUIU T.,
S/O SRI. T. DORASWAMY NAIDU,
AGED ABOUT 64 YEARS,
RESIDING AT NO.679, SRI SAI VISHNU
1ST C MAIN ROAD, 3RD CROSS,
K.G. LAYOUT, BANASHANKARI
3RD STAGE, BENGALURU 560085.
7. SRI. PULIGUNDLA MURALI KUMAR,
S/O SRI. P. RANGA SWAMIN NAIDU,
AGED ABOUT 59 YEARS,
RESIDING AT NO.7-34,
THIRUMALAI AH GARI PALLE,
MUDIGOLAM, IRALA, CHITTOOR DISTRICT,
ANDHRA PRADESH - 517124.
8. SRI. CIMBALI NAVEEN KUMAR,
S/O CIMBALI SUBRAMANYAM NAIDU,



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AGED ABOUT 38 YEARS,
RESIDING AT MAYFAIR VISITA VILLAS,
VILLA NO.149, SERIGUDA, NEAR VELLIMALA
VILLAGE, KOLLUR EXIT NO.2, KODALKAL, K.V.
RANGAREDDY DISTRICT, TELANGANA 501203.

9. SRI. C. MANOJ,
S/O SRI. CHERUKURI VENKATESULU,
AGED ABOUT 21 YEARS,
RESIDING AT NO.1-12, ANANTAPURAM,
DIRUVAMASAPALLE, CHITTOOR DISTRICT,
ANDHRA PRADESH 517419.
10. SRI. R. GOVARDHAN BABU,
S/O SRI. SIDDAIAH NAIDU,
AGED ABOUT 42 YEARS,
RESIDING AT NO.4-28, THOTATHIMMAIAHGARI
PALLI, MOGARALA, DAMALACHERUVU,
CHITTOOR DISTRICT,
ANDHRA PRADESH 514152.
11. SMT. SONI PRIYA,
D/O SRI. SALLA VEMACHANDRA REDDY,
AGED ABOUT 30 YEARS,
RESIDING AT NO.8-11,
SATHYANARAYANAPURAM, RAJIV NAGAR,
TIRUPATI (URBAN),
ANDHRA PRADESH - 517501.
12. SRI. SHANKAR NAIDU C.,
S/O SRI. CHANGALARAYA NAIDU,
AGED ABOUT 45 YEARS,
RESIDING AT NO.1286, FLAT NO.401,
1ST MAIN, 1ST BLOCK, BANASHANKARI
6TH STAGE, BHARATH HOUSING SOCIETY LAYOUT,
DODDAKALASANDRA, BENGALURU - 560062.
13. SRI. D. MURALI,
S/O DORESWAMI NAIDU,



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AGED ABOUT 43 YEARS,
RESIDING AT NO.24, GROUND FLOOR,
18TH MAIN, 14TH CROSS, PADMANABHANAGAR,
BANASHANKARI, BENGALURU 560070.

14. SMT. KALYANI MADARAMITTLA,
D/O SRI. CHANDRASEKAR TABJULA,
AGED ABOUT 44 YEARS,
RESIDING AT NO.758, 3RD FLOOR,
PARVATHI PARMESWARA RESIDENCE,
BHCS LAYOUT, NEAR MANTRI ALPINE,
CHENNASANDRA, THURAHALLI,
SUBRAMANYAPURA, BENGALURU 560061.
15. SRI. THALURI LEKHI,
S/O SRI. T. LOKANADHAM NAIDU,
AGED ABOUT 33 YEARS,
RESIDING AT KARAKAM PALLI, PENUMURU,
CHITTOOR DISTRICT,
ANDHRA PRADESH 517126.
16. SRI. MOHANA BABU,
S/O SRI. M. SHANKAR NAIDU,
AGED ABOUT 44 YEARS,
RESIDING AT THIRUMALAI AHGARIPALLI,
MUDIGOLAM, IRLA, CHITTOOR DISTRICT,
ANDHRA PRADESH 517124.
17. SRI. KAPILESWARA NAIDU,
S/O SRI. NAGARAJU NAIDU,
AGED ABOUT 37 YEARS,
RESIDING AT UPPARA PALLE, VEDURUKUPPAM
TALUK, CHITTOOR DISTRICT,
ANDHRA PRADESH 517569.
18. SRI. MURALI D.,
S/O SRI. D. GOVIND NAIDU,
AGED ABOUT 43 YEARS,
RESIDING AT HOUSE NO.22,



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VAINATEYA HOMES, FLAT NO.401,
4TH FLOOR, 1ST MAIN, 3RD A'CROSS,
NEAR MANTRI ALPINE APARTMENT,
CHANNASANDRA, RAJARAJESHWARI NAGAR,
BENGALURU - 560098.

19. . SRI. K. DILIP KUMAR,
S/O SRI. K. SUBRAMANYAM CHETTY,
AGED ABOUT 37 YEARS,
RESIDING AT NO.46/A, 1ST FLOOR, 1ST CROSS,
KSRTC LAYOUT, NEAR SUMUKHA APARTMENT,
BALAJI NAGAR, SUBRAMANYAPURA,
BENGALURU 560061.
20. MANYATA DEVELOPERS PRIVATE LIMITED,
HAVING ITS OFFICE AT NO.9/1,
CLASSIC COURT, 2ND FLOOR, RICHMOND ROAD,
BENGALURU NORTH, BENGALURU - 560025,
REPRESENTED BY ITS AUTHORIZED SIGNATORY,
SRI. PRABHAKAR R.,
S/O SRI. NAGAREDDY.

...RESPONDENTS

(BY SRI. CHIDANANDA P.,ADVOCATE FOR C/R1(CP
NO.14974/26)(CP PUT UP IN COMAP 350/2026)

THIS COMMERCIAL APPEAL IS FILED UNDER SECTION
13 (1A) OF THE COMMERCIAL COURTS ACT, 2015 PRAYING TO
SET ASIDE THE ORDER DATED.15.06.2026 PASSED BY THE
LEARNED XI ADDITIONAL DISTRICT AND SESSIONS JUDGE,
BENGALURU, RURAL AT BENGALURU, IN COM.A.A.NO.1/2026
IN ALLOWING THE PETITION FILED BY THE RESPONDENT NO.1
UNDER SECTION.9 OF THE ARBITRATION AND CONCILIATION
ACT, 1996 AND ETC.,



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IN COMAP NO. 350/2026

BETWEEN:

1. MR. NARAYANASWAMY,
S/O CHANNAPPA,
AGED ABOUT 56 YEARS
2. MRS. NAGARATHNA
W/O C. NARAYANASWAMY
AGED ABOUT 47 YEARS
3. MR. AKARSH N
S/O C. NARAYANASWAMY
AGED ABOUT 25 YEARS
4. SMT. RAKSHITHA N
D/O C. NARAYANASWAMY
AGED ABOUT 28 YEARS

APPELLANTS 1 TO 4 ARE R/AT
SRI. MARUTHI NILAYA KEMPE GOWDA NAGARA
BASHETTIHALLI VILLAGE
KASABA HOBLI, DODDABALAPURA TALUK
BENGALURU RURAL DISTRICT-561203

...APPELLANTS

(BY SRI. ANGAD KAMATH.,ADVOCATE)

AND:

1. MAARQ SPACES AND PROPERTIES LLP
HAVING ITS REGD OFFICE AT
NO. 1541, SOUTH END B ROAD, 9TH BLOCK,
JAYANAGAR, BENGALURU-560069
REPD. BY ITS DESIGNATED PARTNER
SRI. BALAKRISHNA KUDIGRAM



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2. SRI A.N. SRINIVASA REDDY,
S/O LATE NANJUNDA REDDY,
AGED ABOUT 51 YEARS,
R/AT NO.115, BEML 5TH STAGE,
RAJARAJESWARI NAGAR,
BENGALURU-560098
3. SRI.NEERAJAKSHULU T
S/O. SRI. T DORASWAMY NAIDU,
AGED ABOUT 64 YEARS,
R/AT, NO.679, SRI. SAI VISHNU,
1ST C MAIN ROAD, 3RD CROSS,
K G LAYOUT. BANASHANKARI 3RD STAGE,
BENGALURU-560085
4. SRI. PULIGUNDLA MURALI KUMAR
S/O. SRI. P RANGA SWAMIN NAIDU,
AGED ABOUT 59 YEARS,
R/AT, NO.7-34, THIRUMALAIAH GARI PALLE,
MUDIGOLAM, IRLA, CHITTOOR DISTRICT,
ANDHRA PRADESH-517124
5. SRI. CIMBALI NAVEEN KUMAR
S/O. CIMBALI SUBRAMANYAM NAIDU,
AGED ABOUT 38 YEARS,
R/AT, MAYFAIR VISITA VILLAS, VILLA NO.149,
SERIGUDA, NEAR K.V. RANGAREDDY
DISTRICTVELLIMALA VILLAGE,
KOLLUR EXIT NO.2, KODALKAL,
TELANGANA-501203
6. SRI. C MANOJ
S/O SRI. CHERUKURI VENKATESULU
AGED ABOUT 21 YEARS



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R/AT,NO.1-12.ANANTAPURAM, DIRUVAMASAPALLE,
CHITTOOR DISTRICT,
ANDHRA PRADESH-517419

7. SRI. R. GOVARDHAN BABU
S/O. SRI. SIDDIAIAH NAIDU,
AGED ABOUT 42 YEARS.
R/AT, NO.4-28. THOTATHIMMAIAHGARI PALLI,
MOGARALA, DAMALACHERUVU,
CHITTOOR DISTRICT,
ANDHRA PRADESH-514152.
8. SMT. SONI PRIYA
D/O. SRI. SALLA VEMACHANDRA REDDY,
AGED ABOUT 30 YEARS,
R/AT, NO.8-11, SATHYANARAYANAPURAM,
RAJIV NAGAR, TIRUPATI (URBAN),
ANDHRA PRADESH-51750
9. SRI. SHANKAR NAIDU C
S/O SRI. CHANGALARAYA NAIDU,
AGED ABOUT 45 YEARS,
R/AT, NO.1286, FLAT NO.401, 1ST MAIN,
1ST BLOCK, BANASHANKARI 6TH STAGE, BHARATH
HOUSING SOCIETY LAYOUT,
DODDAKALASANDRA, BENGALURU-560062
10. SRI. D MURALI
S/O. DORESWAMI NAIDU,
AGED ABOUT 43 YEARS,
R/AT, NO.24, GROUND FLOOR, 18TH MAIN,
14TH CROSS, PADMANABHANAGAR,
BANASHANKARI, BENGALURU-560070
11. SMT. KALYANI MADARAMITTLA



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D/O. SRI. CHANDRASEKAR TABJULA.
AGED ABOUT 44 YEARS
R/AT, NO.758, 3RD FLOOR,
PARVATHI PARMESWARA RES BHES LAYOUT,
NEAR MANTRI ALPYNE CHENNASANDRA,
THURAHALLI, SUBRAMANYAPURA,
BENGALURU-560061

12. SRI. THALURI LEKHI
S/O. SRI. T. LOKANADHAM NAIDU,
AGED ABOUT 33 YEARS,
R/AT, KARAKAM PALLI, PENUMURU,
CHITTOOR DISTRICT,
ANDHRA PRADESH-517126
13. SRI. MOHANA BABU
S/O. SRI. M. SHANKAR NAIDU,
AGED ABOUT 44 YEARS,
R/AT, THIRUMALAI AHGARIPALLI,
MUDIGOLAM, IRLA, CHITTOOR,
ANDHRA PRADESH-517124
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S/O. SRI. NAGARAJU NAIDU,
AGED ABOUT 37 YEARS,
R/AT, UPPARA PALLE, VEDURUKUPPAM TALUK,
CHITTOOR DISTRICT,
ANDHRA PRADESH-517569
15. SRI. MURALI D
S/O. SRI. D. GOVIND NAIDU,
AGED ABOUT 43 YEARS,
R/AT. HOUSE NO.22. VAINATEYA HOMES,
FLAT NO.401. 4TH FLOOR, 1ST MAIN,



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3RD A CROSS, NEAR MANTRY ALPUNE APARTMENT,
CHANNASANDRA, KRISHNA RESIDENCY BLOCK-1,
RAJARAJESWARINAGAR, BENGALURU-560098

16. SRI.K DILIP KUMAR
S/O. SRI. K. SUBRAMANYAM CHETTY,
AGED ABOUT 37 YEARS,
R/AT, NO.46/A, 1ST FLOOR, 1ST CROSS, KSRTC
LAYOUT, NEAR SUMUKHA APARTMENT,
BALAJI NAGAR, SUBRAMANYAPURA,
BENGALURU- 560061
17. MANYATA DEVELOPERS PRIVATE LIMITED
OFFICE AT. NO 9/1. CLASSIC COURT. 2ND FLOOR.
RICHMOND ROAD, BENGALURU NORTH.
BENGALURU 560025
REPRESENTED BY ITS AUTHORIZED SIGNATORY
SRI. PRABHAKAR R.
S/O. SRI. NAGAREDDY

...RESPONDENTS

(BY SRI. CHIDANANDA P,ADVOCATE FOR C/R1
(CP NO. 14974/2026)

THIS COMAP FILED UNDER SECTION 13(1-A) OF
COMMERCIAL COURTS ACT, PRAYING TO SET ASIDE THE
ORDER DATED 15.06.2026 PASSED BY THE LEARNED XI
ADDITIONAL DISTRICT AND SESSIONS JUDGE, AT
BANGALORE RURAL, IN COM.A.A NO.1/2026, IN ALLOWING
THE PETITION FILED BY THE APPELLANT UNDER SECTION 9
OF THE ARBITRATION AND CONCILIATION ACT, 1996 AND
ETC.,

IN COMAP NO. 376/2026

BETWEEN:



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1. SRI NEERAJAKSHULU T
S/O. SRI. T DORASWAMY NAIDU,
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R/AT, NO.679, SRI. SAI VISHNU,
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3RD CROSS, K G LAYOUT,
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S/O. CIMBALI SUBRAMANYAM NAIDU,
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R/AT, MAYFAIR VISITA VILLAS, VILLA
NO.149, SERIGUDA, NEAR VELLIMALA
VILLAGE, KOLLUR EXIT NO.2, KODALKAL,
K.V. RANGAREDDY DISTRICT,
TELANGANA-501203
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S/O SRI. CHERUKURI VENKATESULU
AGED ABOUT 21 YEARS
R/AT, NO.1-12, ANANTAPURAM,
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5. SRI. R. GOVARDHAN BABU
S/O. SRL. SIDDALAH NAIDU,
AGED ABOUT 42 YEARS,



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R/AT, NO.4-28,
THOTATHIMMALAHGARI PALLI,
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CHITTOOR DISTRICT,
ANDHRA PRADESH-514152.

6. SMT. SONI PRIYA
D/O. SRI. SALLA VEMACHANDRA REDDY,
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R/AT, NO.8-11,
SATHYANARAYANAPURAM,
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S/O SRI. CHANGALARAYA NAIDU,
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R/AT, NO.1286, FLAT NO.401,
1ST MAIN, 1ST BLOCK,
BANASHANKARI 6TH STAGE,
BHARATH HOUSING SOCIETY LAYOUT,
DODDAKALASANDRA,
BENGALURU-560062
8. SRI. D MURALI
S/O. DORESWAMI NAIDU,
AGED ABOUT 43 YEARS,
R/AT, NO.24, GROUND FLOOR,
18TH MAIN, 14TH CROSS,
PADMANABHANAGAR,
BANASHANKARI, BENGALURU-560070
9. SMT. KALYANI MADARAMITTLA
D/O. SRI. CHANDRASEKAR TABJULA,
AGED ABOUT 44 YEARS



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R/AT, NO.758, 3RD FLOOR,
PARVATHI PARMESWARA RES
BHCS LAYOUT, NEAR MANTRI ALPYNE
CHENNASANDRA, THURAHALLI,
SUBRAMANYAPURA, BENGALURU-560061

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S/O. SRI. T. LOKANADHAM NAIDU,
AGED ABOUT 33 YEARS,
R/AT, KARAKAM PALLI,
PENUMURU, CHITTOOR DISTRICT,
ANDHRA PRADESH-51712
11. SRI. MOHANA BABU
S/O. SRI. M. SHANKAR NALDU,
AGED ABOUT 44 YEARS,
R/AT, THIRUMALALAHGARIPALLI,
MUDIGOLAM, IRLA,
CHITTOOR, ANDHRA PRADESH-517124
12. SRI. KAPILESWARA NALDU
S/O. SRL. NAGARAJU NAIDU,
AGED ABOUT 37 YEARS,
R/AT, UPPARA PALLE,
VEDURUKUPPAM TALUK,
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13. SRI. MURALI D
S/O. SRI. D. GOVIND NAIDU,
AGED ABOUT 43 YEARS,
R/AT, HOUSE NO.22,
VAINATEYA HOMES, FLAT NO.401,
4TH FLOOR, 1ST MAIN, 3RD 'A' CROSS,
NEAR MANTRY ALPUNE APARTMENT,



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CHANNASANDRA, KRISHNA RESIDENCY
BLOCK- 1, RAJARAJESWARINAGAR,
BENGALURU-560098

14. SRI.K DILIP KUMAR
S/O. SRL. K. SUBRAMANYAM CHETTY,
AGED ABOUT 37 YEARS,
R/AT, NO.46/A, 1ST FLOOR, 1ST CROSS,
KSRTC LAYOUT, NEAR SUMUKHA APARTMENT,
BALAJI NAGAR, SUBRAMANYAPURA,
BENGALURU-560061
15. MANYATA DEVELOPERS PRIVATE LIMITED
OFFICE AT, NO 9/1, CLASSIC COURT,
2ND FLOOR, RICHMOND ROAD,
BENGALURU NORTH,
BENGALURU 560025
REPRESENTED BY ITS AUTHORIZED SIGNATORY
SRI. PRABHAKAR R,
S/O. SRI. NAGAREDDY

...APPELLANTS

(BY SRI. DHANANJAY JOSHI, SENIOR COUNSEL FOR ;
SRI. MARIAPPA.,ADVOCATE)

AND:

1. MAARQ SPACES AND PROPERTIERS LLP
HAVING ITS REGD OFFICE AT NO.1541,
SOUTH END B ROAD, 9TH BLOCK,
JAYANAGAR, BENGALURU-560069
REPD. BY ITS DESIGNATED PARTNER
SRI. BALAKRISHNA KUDIGRAM
2. MR. NARAYANASWAMY,
S/O CHANNAPPA,



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AGED ABOUT 56 YEARS

3. MRS. NAGARATHNA
W/O C. NARAYANASWAMY
AGED ABOUT 47 YEARS
4. MR. AKARSH N
S/O C. NARAYANASWAMY
AGED ABOUT 25 YEARS
5. SMT. RAKSHITHA N
D/O C. NARAYANASWAMY
AGED ABOUT 28 YEARS

APPELLANTS 1 TO 4 ARE R/AT
SRI. MARUTHI NILAYA KEMPE GOWDA NAGARA
BASHETTIHALLI VILLAGE KASABA HOBLI,
DODDABALAPURA TALUK
BENGALURU RURAL DISTRICT-561203

6. SRI A.N. SRINIVASA REDDY,
S/O LATE NANJUNDA REDDY,
AGED ABOUT 51 YEARS,
R/AT NO.115 BEML 5TH STAGE,
RAJARAJESWARI NAGAR,
BENGALURU-560098

...RESPONDENTS

(BY SRI. CHIDANANDA P FOR C/R1 (CP NO.14974/26)
(CP PUT UP IN COMAP 350/2026)

THIS COMAP FILED UNDER SECTION 13(1-A) OF
COMMERCIAL COURT ACT, PRAYING TO SET ASIDE THE
IMPUGNED ORDER DATED 15.06.2026 PASSED IN COM.A.A
NO.1/2026, IN SO FAR AS IT PERTAINS TO THE



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APPELLANTS THEREIN (ORIGINAL RESPONDENTS NO.6 TO 20) CONSEQUENTLY, DISMISS THE APPLICATION FILED BY THE RESPONDENT NO.1 UNDER SECTION 9 OF THE ARBITRATION AND CONCILIATION ACT, 1996, AS AGAINST THE APPELLANTS THEREIN AND ETC.,

THESE APPEALS, COMING ON FOR ADMISSION, THIS DAY, JUDGMENT WAS DELIVERED THEREIN AS UNDER:

CORAM: HON'BLE MR. JUSTICE D K SINGH
and
HON'BLE MR. JUSTICE H.SHANTHI BHUSHAN

ORAL JUDGMENT

(PER: HON'BLE MR. JUSTICE D K SINGH)

The present Commercial Appeals under Section 13(1) (A) of the Commercial Courts Act, 2015 have been filed impugning the order passed on an application under Section 9 of the Arbitration and Conciliation Act, 1996, whereby, as an interim measure, the appellants who were the respondents were restrained from alienating or creating any third party right in respect of the suit schedule property until 90 days from the date of the order or until functioning of the Arbitration Tribunal whichever is earlier.



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This order is dated 15.06.2026. 90 days is expiring on 13.09.2026 and therefore, these appeals have lost implication. Accordingly, appeals are dismissed.

In case, an extension is granted by the Commercial Court, the appellants would be at liberty to revive the appeals.

Sd/-
(D K SINGH)
JUDGE

Sd/-
(H.SHANTHI BHUSHAN)
JUDGE

BVK
List No.: 2 Sl No.: 6