



CNR: KAHC010460992025

NC: 2026:KHC:53087
CRL.P No. 10083 of 2025

IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 24TH DAY OF SEPTEMBER, 2026

BEFORE

THE HON'BLE MR. JUSTICE SURAJ GOVINDARAJ

CRIMINAL PETITION NO. 10083 OF 2025

(482(Cr.PC) / 528(BNSS)-)

BETWEEN:

1. SRI C SATHEESHA
S/O. SRI. CHANDRAPPA,
AGED ABOUT 56 YEARS,
R/AT. NO.38/39,
RADIANT SILVER OAK,
YELENAHALLI, BEGURU,
AKSHAYA DLF TOWN,
BANGALORE SOUTH,
BENGALURU - 560068
2. SRI. V. JAYANNA
S/O. SRI. VEERATHAPPA,
AGED ABOUT 52 YEARS,
R/AT. NO.9, 2ND 'A' MAIN,
3RD CROSS, BEHIND APPOLO HOSPITAL
VENKATADRI LAYOUT, BILEKAHALLI,
BANNERGHATTA ROAD,
BENGALURU - 560076
3. SRI. R. KUSHAL
S/O. SRI. R.D. RAJANNA,
AGED ABOUT 26 YEARS,
R/AT. NO.165, RAGIHALLI,
OPPOSITE GOVERNMENT SCHOOL,
JIGANI HOBLI, ANEKAL TALUK,
BENGALURU URBAN, BENGALURU - 560 083



...PETITIONERS

(BY SRI. BHAT GANAPATHI NARAYANA., ADVOCATE)



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AND:

1. THE STATE OF KARNATAKA
BANNERGHATTA POLICE STATION,
BENGALURU - 560 001
REPRESENTED BY ITS PUBLIC PROSECUTOR
HIGH COURT OF KARNATAKA,
HIGH COURT BUILDING,
BENGALURU - 560001
2. SMT. REKHA KANWAR
W/O. SRI. MANOJ,
AGED ABOUT 49 YEARS,
R/AT. NO.23, 3RD MAIN ROAD,
4TH CROSS, CHAMARAJPET,
NEAR CORPORATION BANK,
BENGALURU - 560 018

...RESPONDENTS

(BY SRI. RANJITH KUMAR., HCGP FOR R1;
SRI. MAYUR D. BHANU., ADVOCATE FOR R2)

THIS CRIMINAL PETITION IS FILED U/S.482(FILED U/S.528 BNSS) CR.P.C PRAYING TO QUASH THE FIR DATED 28.06.2025 IN CRIME NO.185/2025 REGISTERED BY THE RESPONDENT NO.1 THAT IS BANNERGHATTA POLICE STATION, AS AGAINST THE PETITIONERS FOR THE OFFENCE P/US/ 420,465,468,471 OF IPC ON THE FILE OF THE PENDING BEFORE THE III ADDL. CIVIL JUDGE AND JMFC ANEKAL, BENGALURU RURAL AS PER ANNEXURE A AND ETC.

THIS CRIMINAL PETITION, COMING ON FOR ADMISSION, THIS DAY, ORDER WAS MADE THEREIN AS UNDER:

CORAM: HON'BLE MR. JUSTICE SURAJ GOVINDARAJ

ORAL ORDER

1. The Petitioners are before this court seeking for the following reliefs:



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a) Quash the FIR dated 28.06.2025 in Crime No.185/2025 registered by the Respondent No.1 i.e., Bannerghatta Police Station, as against the petitioners for the offence punishable under Section 420, 465, 468 and 471 of IPC on the file of pending before the III Additional Civil Judge and JMFC, Anekal, Bengaluru Rural, as per Annexure-A, in the interest of justice and equity.

b) Grant such other and further relief's as this Hon'ble Court may be deems fit to grant in the facts and circumstances of the case, in the interest of justice and equity.

2. A complaint came to be filed by respondent No.2 on 28.06.2025 alleging that that the said property belonged to her uncle, Sri.Sohanraj, who had bequeathed the said property in favour of respondent No.2, Kamala Bai Kishanjain and Priya Praveen, which was required to be distributed equally amongst themselves. It was further alleged that, in the meanwhile, one Mr. Khaleel Ulla, who was known to her uncle, had fabricated, created and concocted an unregistered power of attorney dated 18.09.2003, on the basis of which the properties have been dealt with. The petitioners being some of the subsequent purchasers, it was alleged that offences punishable



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under Sections 420, 465, 468 and 471 of the IPC have been committed. On the basis of the said complaint, Crime No.185/2025 came to be registered by the Bannerghatta Police Station on 28.06.2025. It is challenging the said FIR that the petitioners had approached this Court, wherein an order of stay has been granted by a Co-ordinate Bench of this Court.

3. During the pendency of the above proceedings, the petitioners and respondent No.2 have settled their dispute amongst each other. All the parties are present before this Court and are identified by their respective learned counsel. Their Aadhaar cards have also been produced and annexed to the application under Section 359(2) of the BNSS, 2023 which has been filed before this Court.
4. Respondent No.2-complainant, who is present before this Court along with her husband, submits that subsequent to the filing of the complaint, the



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petitioners had come forward to pay a sum of ₹1,00,00,000/- [Rupees One Crore only] to respondent No.2, by requesting respondent No.2 to execute a confirmation deed in favour of the petitioners. On negotiation, the arrangement was accepted and respondent No.2 executed and registered a confirmation deed on 20.11.2025, confirming the sale deed dated 11.12.2023 executed in favour of the petitioners. She submits that, subsequent to the said execution of the confirmation deed, respondent No.2 would not have any right, title or interest over the said property and that the petitioners could continue to exercise their ownership rights over the property.

5. The petitioners are also present before this Court and confirm the aforesaid arrangement.
6. Having regard to the fact that the dispute between the parties arose out an alleged fabrication of a



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power of attorney by Mr. Khaleel Ulla, and that the petitioners are subsequent purchasers *bonafide* for value and that a confirmation deed has now been executed by respondent No.2 in favour of the petitioners upon receipt of a sum of ₹1,00,00,000/- [Rupees One Crore only], this Court is of the considered opinion that the allegations, which have been made, even if taken into consideration are against Mr. Khaleel Ulla and not against the petitioners. Hence, the continuation of criminal proceedings insofar as petitioners would cause harm and injury to the petitioners, more so, when settlement is arrived at between the parties and the execution of the confirmation deed, continuation of the criminal proceedings insofar as the petitioners are concerned would cause prejudice and injury to the petitioners.

7. In that view of the matter this Court passes the following:



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ORDER

- i. The petition is allowed.
- ii. The application under Section 359(2) read with Section 528 of BNSS is allowed. The offences as alleged in Crime No.185/2025 registered for the offences punishable under Section 420, 465, 468 and 471 of IPC, are compounded.
- iii. The FIR in Crime No. 185 or 2025 registered by the Bannerghatta Police Station, pending on the file of III Addl. Civil Judge and JMFC, Anekal, Bengaluru Rural is hereby quashed.



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(SURAJ GOVINDARAJ)
JUDGE

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List No.: 3 Sl No.: 1