

IN THE HIGH COURT OF JUDICATURE AT PATNA
CRIMINAL MISCELLANEOUS No.65297 of 2024

Arising Out of PS. Case No.-707 Year-2023 Thana- NAGAR District- Vaishali

1. Aditya Ranajan @ Aditya Ranjan @ A. Ranjan S/O Devanand Ray R/O Village- Daudnagar, P.S- Bidupur, Distt.- Vaishali.
2. Kumar Ranjan S/O Kameshwar Kumar Yadav R/O Village- Maa Shanti Vatika Bhawar Pakhar Near Devi Asthan, P.S- Bakarganj, Distt.- Patna.
3. Piyush Kumar S/O Gorakh Prasad R/O Village- Jai Maa Santoshi Kutil Lodi Katra Near Lodi Katra Police Chowki, P.S- Chowk Thana, Distt.- Patna.

... .. Petitioner/s

Versus

1. The State of Bihar
2. Md. Anwar Alam, S/o Md. Yaqub Resident of Village - Millat Colony, P.S. - Phulwari, District- Patna. At present Sub - Registrar, Vaishali, Hajipur.

... .. Opposite Party/s

Appearance :

For the Petitioner/s	:	Md. Soban Asghar, Advocate
For the Opposite Party/s	:	Mrs. Asha Kumari, APP
For the Informant	:	Mr. Ajit Kumar, Advocate

CORAM: HONOURABLE JUSTICE SMT. SONI SHRIVASTAVA
ORAL ORDER

6 16-04-2025 1. Heard learned counsel for the petitioners, learned APP for the State and learned counsel for the informant.

2. The petitioners apprehend their arrest in connection with Hajipur Town P.S. Case no.707 of 2023 registered under Sections 420, 467, 468, 471 and 34 of the Indian Penal Code.

3. As per the prosecution case as disclosed in the F.I.R, lodged by the District Sub-Registrar on the basis of written complaint of Archana Devi dated 05.09.2023 wherein the allegation is with regard to cancellation of three sale deeds executed on 30.08.2023 as someone has used her name by



impersonating as Archana Devi and executed false sale deeds as owner of land in respect of Khata No. 45, Khesra No. 1185, area 4.50 decimal of land. There is further allegation that accused Shashi Bhagat has represented himself to be an identifier of the said sale deed.

4. Learned counsel for the petitioner submits that the petitioners have been falsely implicated in the case. It would be clear from the very perusal of the F.I.R that all the three petitioners are the *bona fide* purchasers of the land in question and it is one Manju Devi who has impersonated as Archana Devi, who was the original owner of the land and the identifier of the said land is one Shashi Bhagat. He further submits that immediately upon knowledge of the land not belonging to the person who had executed the sale deed, the petitioners have returned the said land and the said sale deed has been cancelled. This fact would be evident from the supplementary affidavit filed on behalf of the petitioners wherein the specific submission has been made in paragraph no. 2 and cancellation of the sale deed dated 09.09.2023 has also been brought on record by way of Annexure-A to the supplementary affidavit. The petitioners have no criminal antecedent and undertake to cooperate in the case/trial.



5. The application for anticipatory bail is opposed by learned A.P.P. for the State and learned counsel for the informant.

6. Considering all the above mentioned facts and circumstances of the case, especially considering the fact that petitioners are the *bona fide* purchasers of the land and they have even co-operated with the original owner of the land by returning the same by way of cancellation of the sale deeds, it is directed that the petitioners above named, who have no criminal antecedent in the event of their arrest or surrender before the learned Court below within a period of four weeks, be released on anticipatory bail in connection with Hajipur Town P.S. Case no.707 of 2023 on each of them furnishing bail bond of Rs.10,000/- (Rupees Ten Thousand) with two sureties of the like amount each to the satisfaction of the learned Chief Judicial Magistrate, Vaishali at Hajipur, subject to the condition laid down under Section 438(2) of the Code of Criminal Procedure/Section 482(2) of the B.N.S.S, 2023.

(Soni Shrivastava, J)

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