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Crl.M.P.No.5419 of 2025  
in  
Crl.O.P.No.18286 of 2024

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 20.03.2025

CORAM

THE HONOURABLE MR.JUSTICE **SUNDER MOHAN**

Crl.M.P.No.5419 of 2025  
in  
Crl.O.P.No.18286 of 2024

K.Rajesh

...Petitioner/Accused - 1

Vs.

The State Rep. by  
The Inspector of Police,  
Peelamedu Police Station,  
(Crime NO.432 of 2024)  
Coimbatore.

...Respondent/Complainant

**PRAYER:** This criminal miscellaneous petition has been filed under 528 of the BNSS Act, to modify the 8(a) condition imposed in Crl.O.P.No.18286 of 2024 dated 29.10.2024 and direct the trial Court to accept the deposit of the original title deeds of the above said properties without insisting upon a valuation certificate.



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in  
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**For Petitioner(s):**

Mr.H.Rajasekar

**For Respondent(s):**

Mr.S.Santhosh

Government Advocate (Crl.Side)

**ORDER**

This Court, while granting anticipatory bail to the petitioner in Crl.O.P.No.18286 of 2024 dated 29.10.2024, *inter alia* passed the following order.

***[a] the petitioner shall deposit the title deeds of the property to the worth about Rs.2 crores either in his name or in the name of third parties for security, before the Trial Court within 3 months from the date of receipt of a copy of this order;***

2. The learned counsel for the petitioner/A1 would submit that the value of the title deeds, which they deposited before the trial Court is more than Rs.2,00,00,000/- (Rupees Two Crores Only); that, however, the petitioner was unable to produce the valuation certificate as the appropriate authorities are reluctant to issue the valuation certificate of the property; that the trial Court hence has not accepted the title deeds; and hence prayed



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that the trial Court may be directed to accept the title deeds produced by the petitioner. He further submitted that the guideline value of the properties is more than Rs.2,00,00,000/- (Rupees Two Crores Only).

3. In view of the above, the petitioner is permitted to produce proof of the guideline of the properties and if it is above Rs.2,00,00,000/- (Rupees Two Crores), the trial Court may accept the title deeds. The criminal miscellaneous petition is ordered accordingly.

20.03.2025

*dk*

To

1. The Inspector of Police,  
Peelamedu Police Station,
2. The Public Prosecutor  
High Court of Madras,  
Chennai.

**SUNDER MOHAN, J.**



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