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Crl.O.P.No.17852 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

RESERVED ON : 29.07.2025
PRONOUNCED ON : 20.08.2025

CORAM

THE HONOURABLE MR.JUSTICE M.NIRMAL KUMAR

Crl.O.P.No.17852 of 2025 and
Crl.M.P.No.14814 of 2025

L.B.Senthil Kumar

... Petitioner

Vs.

State Represented by:
The Inspector of Police,
CBCID – North,
Kancheepuram.
(Crime No.01 of 2025)

... Respondent

PRAYER: Criminal Original Petition is filed under Section 482 of BNSS, to enlarge the petitioner on bail in the event of his arrest by the respondent in Crime No.01 of 2025 pending investigation on the file of the Inspector of Police, CBCID-North, Kancheepuram or in the event of his surrender before the Trial Court.



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For Petitioner : Mr. R.C.Paul Kanagaraja for
Mr.P.Praveen Kumar

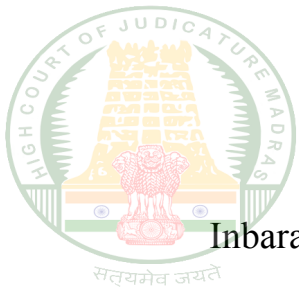
For Respondent : Mr.Leonard Arul Joseph Selvam
Government Advocate (Crl. Side)

For Intervenor : Mr.John Sathyan, Senior Advocate for
Mr.K.Bijai Sundar

ORDER

The petitioner/A5 apprehends arrest at the hands of the respondent Police for offence under Sections 465, 466, 468, 471, 120B, 419, 420 & 109 of IPC in connection with Crime No.1 of 2025, filed this anticipatory bail.

2.Case of the prosecution is that one P.Nithyanand, settled in USA long back, the husband of defacto complainant purchased a property at Kazhipattur village bearing survey Nos.231/1A, 2A, 3A, 4A, 5A and 231/1 measuring 1.08 acres on 30.03.1999. On 19.10.2015, Nithyanand settled the property in favour of defacto complainant. On verification of the documents, it was found a person in the name of Inbarasu and Impersonator in the name of defacto complainant conspired to grab the defacto complainant's property, fabricated a general power of attorney in favour of



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Inbarasu, thereafter Inbarasu executed sale deed in favour of the petitioner on 06.08.2019. In turn, the petitioner executed a sale deed to one Adhimoolam and Yosadha Adhimoolam. Hence, a complaint lodged to the District Crime Branch-II, Chengalpet on 23.11.2019 and FIR in Crime No.3 of 2024 registered. Since no action taken, the defacto complainant filed a petition under Section 482 Cr.P.C in Crl.O.P.No.26821 of 2024 seeking transfer of investigation in Crime No.3 of 2024 and this Court by order dated 27.11.2024 transferred the investigation to the respondent Police and case renumbered as FIR in Crime No.1 of 2025.

3.The learned counsel for the petitioner submitted that this is the fourth anticipatory bail before this Court. Earlier, the petitioner filed Crl.O.P.No.31152 of 2024 before this Court and the same was withdrawn on 13.03.2025, thereafter filed Crl.O.P.No.11306 of 2024 which was dismissed as withdrawn on 05.06.2024 and again filed Crl.O.P.No.11183 of 2025 which was dismissed as withdrawn on 23.04.2025 citing one of the document necessary to support the petitioner found missing. In the meanwhile, the petitioner filed Special Leave Petition (Criminal) Diary



No.26178 of 2025 and the same was dismissed on 15.05.2025.

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4.He further submitted that the petitioner is a bonafide purchaser who purchased the property in the year 2019, thereafter, patta and other revenue records transferred to the name of the petitioner. Subsequently, petitioner sold the property to third parties. Now, the allegation is that the petitioner claims and sold the property by creating forged power of attorney, arranging impersonators in the name of defacto complainant. In the complaint there is no specific allegation even remotely tracing the involvement of the petitioner. He further submitted that defacto complainant already filed a civil suit in O.S.No.105 of 2021 before the learned Principal District Judge, Chengalpet in which the petitioner entered appearance, filed his counter. The petitioner doubted the veracity of defacto complainant projecting herself as wife of Nithyanand who is settled in USA. Further, the said civil suit is filed through Power of Attorney Saravanan and the Power of Attorney executed in USA adjudicated here. The veracity of the power of attorney and adjudication are doubtful. According to the petitioner, defacto complainant is not a legally wedded wife of Nithyanand and the settlement



by Nithyanand to defacto complainant itself is doubtful. Further, defacto

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complainant executed a power of attorney favouring Inbarasu in GPA.No.10504/2019, based on which, the petitioner acquired the property and the entire payments of the petitioner made through bank and recorded in sale deed. Hence, it is a genuine sale and not a sham.

5.The learned counsel further submitted that the defacto complainant having already filed a civil suit now attempts to give criminal colour to the civil dispute. Initially, Police hesitated to register a case on the complaint of defacto complainant since the complaint predominantly having civil flavour. The defacto complainant approached the Judicial Magistrate, Chengalpet and filed a petition under Section 156(3) Cr.P.C. When it was pending, the defacto complainant filed a direction petition before this Court to register FIR. During the pendency of direction petition, the Police was pressurized having left with no other option and to give an explanation to this Court, the Police registered FIR. The petitioner without prejudice to his contention on merits is ready and willing to cancel the sale deed Document NO.10539 of 2019 dated 06.08.2019 registered before SRO, Thiruporur and sought bail.



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6.The learned Senior Counsel appearing for Intervenor/defacto instrumental complainant submitted that petitioner is the fulcrum and man behind the entire issue, and he is instrumental in arranging and projecting the other accused, who had all played an active role, connived in creating forged documents, forgery and impersonation and thereby executing forged sale deeds. Using the forged sale deeds, he had executed a mortgage deed and thereafter, through power of attorney sold the property to the other accused, thereby encumbering and encroaching upon the defacto complainant's property. He further submitted that one Nithyanandham, son of Palanivel of Anna Nagar, Chennai is projected as though he is Nithyanand, husband of defacto complainant and owner of the property. The defacto complainant's husband Nithyanand is residing in USA, prior to it, he was residing at Indira Nagar, Adyar, Chennai and never resided at Anna Nagar, Chennai. Through this impersonated person, a power of attorney executed in favour of V.Srinivasan who is residing at Mambakkam. Both persons arranged an impersonator executed sale deed in favour of the petitioner through the power of attorney Inbarasu and the said Inbarasu executed sale deed on 06.08.2019, thereafter, on the same day, the petitioner



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executed a registered power of attorney in favour of one Mathupriya, who immediately executed a simple mortgaged deed with M/s.Bhavika M.Jain on 06.08.2019. Later, the mortgage discharged on 17.11.2019, thereafter, the power of attorney favouring Mathupriya cancelled on 17.12.2019 and the petitioner appointed M/s.Trusticon Builders and Developers Private Limited as power agent. The said M/s.Trusticon Builders and Developers Private Limited mortgaged the property on 05.10.2010 with M.Naresh Kumar Kothari. Thereafter, mortgage discharged and Gokuk Yadav, Director of M/s.Trusticon Builders and Developers Private Limited now executed sale deed in favour of Aadhimoolam and Yasodha Adhimoolam by Document No.9967 of 2022 on 13.05.2022. Thus, the petitioner cleverly manipulated, created forged documents and successfully encroached on the property, also creating encumbrance, putting the defacto complainant in entanglement and denying the rightful enjoyment of the property, which is a fundamental right.

7.He further submitted that the DCB-II was reluctant to initially register the FIR, thereafter the defacto complainant had to move the Court



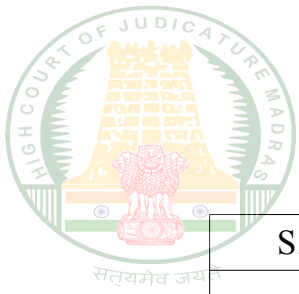
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for addressing the grievance. This Court in Crl.O.P.No.26821 of 2024 by order dated 27.11.2024 finding that the DCB-II is in slumber and dismissal of anticipatory bail application of the petitioner, directed the respondent namely CBCID Kancheepuram to take up investigation who re-registered the case as Crime No.1 of 2025. In this case, Palani Natesan, Sub Registrar, a co-accused and a rally to the petitioner arrested on 05.06.2025 who admitted and confessed having received Rs.2,50,000/- from the petitioner for entertaining and accepting the sale deed which was shrouded with mystery. Further, in the anticipatory bail petition in Crl.O.P.No.11306 of 2024, status report received by this Court in which it is clearly recorded that the petitioner created bogus general power of attorney in document No.10504 of 2019 in favour of his accomplice Inbarasu and created sale deed using fabricated documents. Further, in the order of this Court in Crl.O.P.No.10504 of 2019 while dismissing anticipatory bail, this Court held that the petitioner is an habitual offender and several FIRs registered against him of similar nature and custodial interrogation of the petitioner is very much required. In the same order, it had also in detail referred to bogus money transaction which the petitioner had created to project as though sale



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consideration have been transferred to one Thilagavathy, the impersonator through bank transaction and through cheque of Rs.60 lakhs on 01.08.2019, Rs.65 lakhs on 06.08.2019, Rs.50 lakhs on 07.08.2019, Rs.50 lakhs on 09.08.2019, Rs.50 lakhs on 14.08.2019 and Rs.50 lakhs on 31.08.2019 and another Rs.54,81,840/- and Rs.4,34,150/- as TDS. All through City Union Bank Cheques which is recorded in Document No.10539 of 2019. This has been found to be false. The petitioner opened two bank accounts in the name of Vinayakk Tradings in City Union Bank A/c.No.500101012198975 and A/c.No.260109000188390 giving the same address at No.18 AIBEA Anna Nagar, Mogaippar West, Chennai- 600037 which confirmed that the money transferred is a sham, created book entry and nothing more. The other accused M.Murugesan, C.Sekar, V.Srinivasan and Inbarasu all arrested earlier granted statutory bail and the petitioner's custodial interrogation is very much required. Further, the petitioner is involved in the following cases:



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S.No.	Case Details	Offences
1	CC.15794 of 2022 on the file of CCB & CBCID MM Court, Egmore in Crime No.103 of 2019 (CC QUASH in CrI.OP.32689 of 2024 is pending)	U/s.406, 420, 465, 467, 468, 471 & 120B of IPC
2	Crime No.125 of 2022 on the file of CCB, Land Grabbing Cell, Vepery, Chennai (FIR QUASH in CrI.O.P.32691 of 2024 is pending)	U/s.420, 465, 467, 468, 471 & 120B of IPC

8.The defacto complainant produced two bank statements of Vinayakk Tradings and also the City Union Bank A/c.No.500101012198975, in which, it is seen that in the name of Thilagavathy, an account open form shown the same address of Mogapair West and the permanent address at Gugai, Salem, further the Impersonator photo is there. While opening account, the petitioner gave a letter to the Manager, City Union Bank, Ambattur Branch, Chennai certifying that Thilagavathy is working with Vinayakk Tradings since 2017. Scanned reproduction of account opening form, bank transaction, letter given by the petitioner to City Union Bank Manager and money trail are as follows:

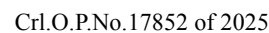


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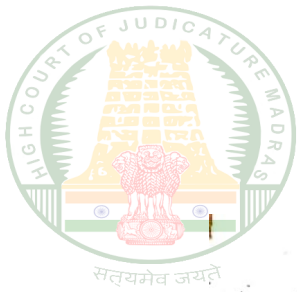
CITY UNION BANK
Savings Bank Account
Without Welcome Kit
ID ONLY
A/C GENERAL
AMBATTUR, CHENNAI - 53
Branch & Date 260
Rate 09 07 2019
Pensioner Senior Citizen Others Pension Specify
Minor
Name THILAGAVATHY
Mother's Name RASASWARI
PAN No. (If not available attach Form 60)
Form 60 Attached
Marital Status Married Unmarried
Father Mother By Court Order (Affirm copy) Guardian Customer ID
Mobile No 8015116334
STD Code Tel (R) Tel (D)
Pin Code 600037
(BLOCK LETTERS)
Mobile No 8015116334
STD Code Tel (R) Tel (D)
Pin Code 636006
(BLOCK LETTERS)

VISITOR DETAILS CITY UNION BANK Customer (Introducer's) Name
is an account holder with CITY UNION BANK for over six months A/C.
and/or savings bank for significantly longer than six months A/C.
Customer's name, occupation and address
in one column from each of the underlined two columns for a photo-identity and proof of address (Please tick the appropriate box and give details below):
Proof of Identity and Address

K) Utility bill which is not more than two months old of any service provider (Electricity, Telephone, Post-Paid Mobile Phone, Piped gas water-bill)
L) Property or Municipal Tax receipt
M) Bank account or Post Office Savings Bank Amount Statement
N) Pension or Family Pension Payment order (FPOs) issued to retired employees by Government departments or public sector undertakings, if they contain the address
O) Declaration letter from the Customer indicating the address to which all correspondence will be made by the branch / bank with the Customer.
(In case of address furnished by the customer is different from the address recorded in the Officially Valid Document (OVD))
SALARY LETTER
Voter ID
088/0285505
Print No
Address at
Resident Type



<https://www.mhc.tn.gov.in/judis>



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Please mention any other account desired to be linked
Customer ID

Customer ID

Customer ID

K) Account Options	Savings	Fixed Deposit	CCD	M.S.D	Others (Specify)			ROI
	Current	Amount			Period	Year	Months	Days
Account to be Operated by		me	Jointly by us	Any one of us	Either or Survivor of us	F OR S	PA / Mandate Holder	
L) PAYMENT DETAILS		Amount Rs		Ps	Cash	Cheque	Cheque No	
Drawn On		Bank			Branch	Chq. Date		
Transfer		SB	CA	CCOD	A/c. No			
FIXED Deposit Details								
Interest Payment		Monthly	Quarterly	Half Yearly	Interest Payment / Closure Instructions by DD		Br Code	RTGS/NEFT/ECS
TDS to be deducted		Yes	No	(If No, form 15H/15G to be submitted)		A/c. Number		
Auto renewal to be made		Yes	No	IFSC Code / MICR Code				

(If no, please fill the "Closure Instructions")

M) NOMINATION FORM No. DA - 1 Whether Required ☒ Not Required

nominee of Nominee displayed in Pass Book / Deposit Yes No

Nomination under section 45 ZA of the Banking Regulation Act 1949 and Rule 2 (1) Banking Companies (Nomination) Rules 1985 in respect of Bank Deposit

I / We nominated the following person to whom in the event of my / our / minor's death the amount of the deposits particulars where of are given below may be returned by City Union Bank
Name of nominee RAJASEWARI
Date of Birth 01/01/1960 Nominee relation Mother
Branch in which the deposit is held AMBATTUR, CHENNAI - 53

As the nominee is a minor of the date, I / We appoint Shri / Smt. / Kumari
Age

(name, address & age) to receive the amount of the deposit on behalf of the nominee in the event of my / our / minor's death during the minority of the nominee.

I / We do not want any nomination for my / our accounts.

(OR)

N. Thilagavathy
Signature (s) Thumb Impression (s) of depositor (s)

@ Name(s) Signature (s) and Address (es) of witness (es)

1. _____ 2. _____

Place :

Date :

* Where deposit is made in the name of minor the nomination should be signed by a person lawfully entitled to act on behalf of the minor.

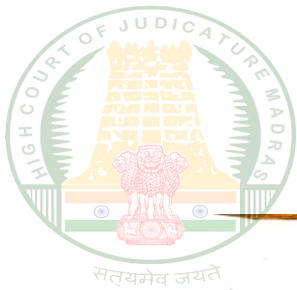
\$ Strike out if the nominee is not a minor

@ Thumb impression (s) shall be attested by two witness

For Office Use

Signed before me. Document are verified for names and address. Permitted to Open Account. KYC norms observed

Signature of Authorised Official with PCA No.



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Form for declaration to be filled by an individual who is a person (not being a company or firm) who does not have a permanent account number and who enters into any transaction specified in rule 114B

Name: **THILAGAVATHY** Date of Birth/Incorporation of declarant: **25.05.1980**

Father's Name (in case of individual): **MASICAMANI**

Room No: **841-1, CHS**

Name of Premises: **TIRUCHI MAIN ROAD**
Road/Street Name: **SALEM**
Locality: **TAMIL NADU**
Pin code: **600037**

5 Floor No

7 Block Name/No

9 Area/Locality: **GUGAI**
11 District: **SALEM**

14 Telephone Number (with STD Code)

15 Mobile Number: **8015116334**

18 In case of transaction in joint name, number of persons involved in the transaction

16 Amount of Transaction (Rs.)

17 Date of Transaction

19 Mode of Transaction: ☐ Cash ☐ Cheque ☐ Card ☐ Draft ☐ Banker's Cheque ☐ Online Transfer ☐ Other

20 Aadhaar Number issued by UIDAI (if available)

21 If applicable for PAN and it is not yet generated enter date of application and acknowledgement number

22 If PAN not applied, fill estimated total income (including of spouse, minor child etc., as per section 74 of Income tax Act, 1961) for the financial year in which the above transaction is held

a) Agricultural income (Rs.)

b) Other than Agricultural income (Rs.)

23 Details of document being produced in support of identity in Column 1 (Refer instruction overleaf)

Document Code: **03**

Document identification number

TN/16/088/0285505

Name and Address of the authority issuing the document

ELECTION COMMISSION OF INDIA

24 Details of document being produced in support of identity in Column 4 to 13 (Refer instruction overleaf)

Document Code: **03**

Document identification number

TN/16/088/0285505

Name and Address of the authority issuing the document

ELECTION COMMISSION OF INDIA

Verification

I, **N. THILAGAVATHY**, do hereby declare that what is stated above is true to the best of my knowledge and belief. I further declare that I do not have a Permanent Account Number and my/our estimated total income (including income of spouse, minor child etc. as per section 64 of Income-tax Act, 1961) computed in accordance with the provisions of Income-tax Act, 1961 for the financial year in which the above transaction is held will be less than maximum amount not chargeable to tax.

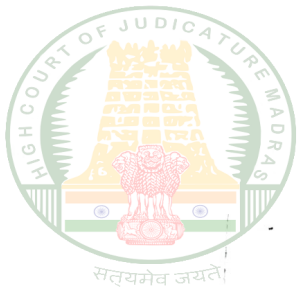
Verified today, the **09th** day of **JULY**, 20**19**.

Place: **Chennai**

N. Thilagarathy
(Signature of declarant)

Note:

- Before signing the declaration, the declarant should satisfy himself that the information furnished in this form is true, correct and complete in all respects. Any person making a false statement in the declaration shall be liable to prosecution under section 277 of the Income tax Act, 1961 and on conviction be punishable.
 - in a case where tax sought to be evaded exceeds twenty five lakh rupees, with rigorous imprisonment which shall not be less than six months but which may extend to seven years and with fine;
 - in any other case, with rigorous imprisonment which shall not be less than three months but which may extend to two years and with fine
- The person accepting the declaration shall not accept the declaration where the amount of income of the nature referred to in item 22b exceeds the maximum amount which is not chargeable to tax, unless PAN is applied for and column 21 is duly filled.



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Ph. No. : 044-43328124
Mobile : 9789995588

VINAYAKK TRADINGS

11.07.2019

To
The Manager,
City Union Bank Ltd,
Ambattur,
Chennai – 600 053.

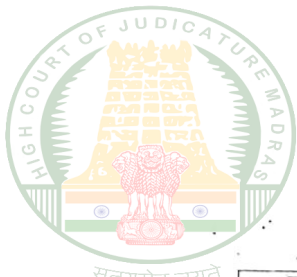
SUB : Regarding ^{Savings} ~~Banking~~ account opening Letter.

Respected Sir/Madam,

This is certify that Mrs. Thilagavathy who is working with my Organisation in since 2017. We have enclosed all KYC documents submitted with your kind Information. Kindly open the savings account in the name of her. Kindly do the needful.

Thanking You

(LB. SENTHILKUMAR)



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MONEY TRAIL - Rs.4,29,81,840/-

FROM VINAYAKK	TO THILAGAVATHY	THILAGAVATHY TO	Remarks
1-8-2019 60 LAKHS	1-8-2019 CHEQUE No:1969 RS.60 LAKHS	1-8-2019 TRANSFER UNKNOWN NUMBER:Rs.30 lakhs CHEQUE SUKKI SUNDARAM: Rs.30 lakhs	
6-8-2019 65 LAKHS	6-8-2019 CHEQUE No:1976 RS.65 LAKHS	6-8-2019 CHEQUE SUKKI SUNDARAM: Rs.30 lakhs CHEQUE PRAVEEN:Rs.35 lakhs	6-8-2019 BOTH HANDED OVER RS.65 LAKHS TO VINAYAKK TRADINGS AND THIS AMOUNT HAS BEEN DEPOSITED BY VINAYAKK TRADING
7-8-2019 50 LAKHS	7-8-2019 CHEQUE No:1977, RS.50 LAKHS	7-8-2019 CHEQUE BABU: Rs.25lakhs CHEQUE PRAVEEN:Rs.25 lakhs	Cash deposit 7-8-2019 Rs.4.75.000/-
9-8-2019 50 LAKHS	9-8-2019 CHEQUE No:1978, RS.50 LAKHS	9-8-2019 Cheque BABU: Rs.25lakhs Cheque SUKKI SUNDARAM:Rs.25 lakhs	Cash deposit 9-8-2019 BOTH HANDED OVER RS.49 LAKHS TO VINAYAKK TRADINGS AND THIS AMOUNT HAS BEEN DEPOSITED BY VINAYAKK TRADING
14-8-2019 50 LAKHS	14-8-2019 CHEQUE No:1979, RS.50 LAKHS	14-8-2019 Cheque BABU: Rs.25 lakhs Cheque PRAVEEN:Rs.25 lakhs	
31-8-2019 50 LAKHS	31-8-2019 CHEQUE No:1981 RS.50 LAKHS	31-8-2019 Cheque PALANI: Rs.25 lakhs Cheque YESURAJ:Rs.25 lakhs	RECIPIENT PALANI YESURAJ Witness in Senthilkumar's documents i.e Sale No:10539 of 2019 , GPA No:10540 of 2019 and Mortgage No:10541 of 2019 Cash Deposit 31-8-2019 HANDED OVER Rs.19,00,000/- TO VINAYAKK TRADINGS AND THIS AMOUNT HAS BEEN DEPOSITED BY VINAYAKK TRADING
31-8-2019 50 LAKHS	31-8-2019 CHEQUE No:1980 RS.50 LAKHS	31-8-2019 Cheque PRAVEEN:Rs.25 lakhs Cheque SUKKI SUNDARAM:Rs.25 lakhs	Cash Deposit 31-8-2019 HANDED OVER Rs.10,00,000/- TO VINAYAKK TRADINGS AND THIS AMOUNT HAS BEEN DEPOSITED BY VINAYAKK TRADING
13-9-2019 54,81,840/-	13-9-2019 CHEQUE No:1982 RS. 54,81,840/-	13-9-2019 SRI LAKSHMI TRADERS:Rs.25 lakhs UNKNOWN ACCOUNT NUMBER:Rs.29,81,840/-	13-9-2019 SRI LAKSHMI TRADERS AND UNKNOWN ACCOUNT NUMBER ARE TRANSFERRING 54,81.840/- THROUGH CHEQUES TO VINAYAKK TRADING



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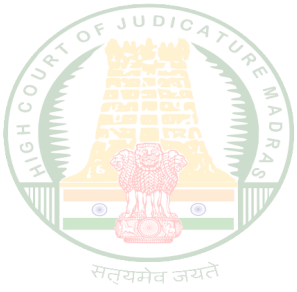
9.He further submitted that this Court dismissed the anticipatory bail of the petitioner thrice and further, the Hon'ble Apex Court dismissed SLP and there is no change in circumstances. On the other hand, further material collected by the respondent Police confirmed the petitioner's active role and the man behind the entire episode. In view of the above, this petition to be dismissed in *limini*.

10.The learned Government Advocate (Crl. Side) appearing for the respondent Police submitted that initially, DCB-II registered a case in Crime No.3 of 2024 against Nithyanandham and others, thereafter, the case transferred to the file of the respondent Police who renumbered the case as Crime No.1 of 2025. In this case, so far M.Murugesan, C.Sekar, V.Srinivasan and Inbarasu arrested earlier granted statutory bail and now Palani Natesan, Sub Registrar arrested on 05.06.2025. Except the petitioner, all other accused arrested. He further submitted that the petitioner is filing petitions one after another before this Court Court, Sessions Court and Apex Court despite all Court dismissed the petitions. Now, a Special Team formed and the petitioner soon to be apprehended. He



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further submitted that the petitioner now coming forward to cancel the forged documents would serve no purpose since the petitioner had encroached upon the property taking advantage that the defacto complainant and her husband are the resident of USA, further created further documents and encumbrance to the property and now the property value multiplied to several crores. The petitioner wants to tire the defacto complainant by force and encumbrance by sustaining encroachments. The written statement filed in the civil suit will prove the real intention of the petitioner. The petitioner questioning the defacto complainant's status as wife of Nithyanand. In this case, one Nithyanandham of Anna Nagar projected as owner of the property by impersonation and forged documents claim his sale deed as genuine. Further, the amount recorded in the sale deed transferred through City Union Bank, proved to be false. Both accounts belong to the defacto complainant and not to Thilagavathy, as projected. The said Thilagavathy is none other than employee of Vinayakk Tradings with same address and the petitioner proprietor of Vinayakk Tradings.



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11.He further submitted that the petitioner is the centre point around whom the entire case revolves. All the accused confirmed the petitioner's role and they were paid a small pittance by the petitioner, for which they actively connived and participated. Further, the petitioner's antecedents would prove that he is a land grabber, encroaching the lands creating encumbrance and litigation and there are several cases of similar nature pending against him. In this case, investigation is hitting a roadblock due to the abscondence of the petitioner, now a special team is formed to apprehend the petitioner. Hence, he prayed for dismissal.

12.This Court considered the rival submissions and perused the materials available on record.

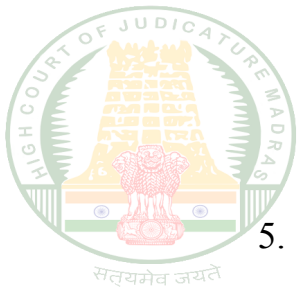
13.Earlier, the petitioner filed three anticipatory bail applications before this Court and one before the learned Principal District Judge, Chengalpet and one before the Hon'ble Apex Court, all dismissed. This is the sixth anticipatory bail petition.



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14.The petitioner claims that he purchased the property from one Inbarasu, Power of Attorney of Thilagavathy wife of Nithyanandham by Document No.10539 of 2019 on 06.08.2019. The said Inbarasu was appointed as Power of Attorney of Thilagavathy wife of Nithyanandham on 05.08.2019. On 06.08.2019, the petitioner purchased the property in which it is recorded the sale proceeds transferred through the bank including TDS on eight occasions. Cheques drawn through City Union Bank, Ambattur Branch in the name of Vinayakk Tradings and the petitioner is the Proprietor. Amounts transferred from A/c.No.260109000188390 to N.Thilagavathy A/c.No.500101012198975, are as follows:

1. The amount of Rs.60 lakhs was transferred through cheque No.1969 on 01.08.2019.
2. The amount of Rs.60 lakhs was transferred through cheque No.1979 on 06.08.2019.
3. The amount of Rs.50 lakhs was transferred through cheque No.1977 on 07.08.2019.
4. The amount of Rs.50 lakhs was transferred through cheque No.1978 on 09.08.2019.



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5. The amount of Rs.50 lakhs was transferred through cheque No.1979

on 14.08.2019.

6. The amount of Rs.50 lakhs was transferred through cheque No.1980

on 31.08.2019.

7. The amount of Rs.50 lakhs was transferred through cheque No.1981

on 31.08.2019.

8. The amount of Rs.54,81,840/- was transferred through cheque

No.1982 on 30.09.2019.

The above said eight transactions said to have paid by the petitioner to the Executant of the sale deed. The statement of account produced by the petitioner confirm that the sale deed had been executed on 06.08.2019 but the cheques transacted must later as per Bank statement of Accounts and confirmed the amount reflected in the sale deed not paid on the date of sale deed. Added to it, it is seen cheques all belong to Vinayakk Tradings to which the petitioner is the Proprietor and said impersonator N.Thilagavathy is an employee. This would show the sham transaction enacted by creating forged documents.



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15.Added to it, the petitioner in the written statement filed in O.S.No.105 of 2023 questioned the defacto complainant's husband executing settlement deed in favour of defacto complainant on 19.10.2015 in Document No.13217 of 2015 and thereafter the power of attorney by the defacto complainant in favour of Saravanan in document No.313 of 2019, he further question the status of defacto complainant as wife of Nithyanand and he executing settlement deed to the defacto complainant.

16.It is to be seen that the defacto complainant earlier filed a writ petition in W.P.No.23310 of 2019 for the Sub Registrar holding the original settlement deed dated 19.10.2015. During the pendency of writ petition, the Sub Registrar was made known about the discrepancy and creation of encumbrance in the property of defacto complainant, hence, the Sub Registrar ought to have been vigilant and diligent, but not done so, on the other hand, facilitated and registering forged documents and creating encumbrance, registered mortgage deed, release of mortgage, executing further sale deed in favour of one Adhimoolam and Yasodha Adhimoolam by Gokul Yadev, Director of M/s.Trusticon Builders and Developers Private



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Limited through document No.1967 of 2011, dated 13.05.2022.

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17.It is seen now the petitioner in his letter dated 21.06.2023 to the Sub Registrar made a complaint against Gokul Yadav, Director of M/s.Trusticon Builders and Developers Private Limited making allegation he has not submitted proper accounts to the petitioner, hence, no documents to be registered in survey Nos.231/1A, 231/2A, 231/3A, 231/4A, 231/5A, 231/1 total extent of 1.08 acres in Kazhipattur Village, Thiruporur Taluk. The plaint copy, written statement, bank statement, copy of cheques all are documents produced by the petitioner. These documents on perusal and as per the above narration would confirm clear forgery, impersonation, creation of forged documents, producing false bank statements for payment of money. Further, in this case the investigation has to be conducted with regard to M/s.Trusticon Builders and Developers Private Limited Director Gokul Yadav and the purchaser of the property namely Yasodha Adhimoolam and Adhimoolam. Further, it is strange to see that in the subsequent sale deed document No.1967 of 2022, payment particulars is without any details. Though it is claimed that Rs.9,49,50,000/- paid by way



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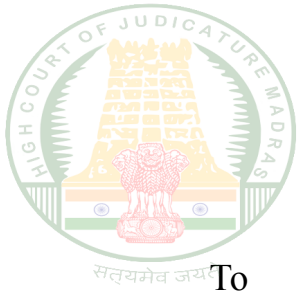
of RTGS and another Rs.50,000/- for TDS, no details and particulars provided, then how such documents can be entertained and admitted, which needs further probe. No claim to a property by fraud can be termed as civil dispute.

18.In view of the above, this Court is not inclined to grant anticipatory bail to the petitioner.

19.In the result, this Criminal Original Petition stands dismissed.
Crl.M.P.No.14814 of 2025 in Crl.O.P.No.17854 of 2025 is ordered.

20.08.2025

Speaking Order/Non Speaking Order
Index : Yes/No
Neutral Citation: Yes/No
vv2



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To
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- 1.The Inspector of Police,
CBCID – North,
Kancheepuram.
- 2.The Public Prosecutor,
Madras High Court.



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M.NIRMAL KUMAR, J.
vv2

PRE-DELIVERY ORDER IN
CrI.O.P.No.17852 of 2025

20.08.2025