

**IN THE HIGH COURT FOR THE STATE OF TELANGANA
AT HYDERABAD**

THE HONOURABLE SMT. JUSTICE K. SUJANA

CRIMINAL PETITION No.16500 of 2025

DATE: 17.12.2025

BETWEEN:

Karrothu Sri Hari Babu

..... Petitioner/Accused No.2

And

The State of Telangana,
Rep. by its Public Prosecutor,
High Court for the State of Telangana,
Hyderabad.

..... Respondent

ORDER

This Criminal Petition is filed under Section 482 of Bharatiya Nagarik Suraksha Sanhita, 2023 (for short 'BNSS') for grant of pre-arrest bail to the petitioner, who is arrayed as accused No.2 in Crime No.229 of 2024 before the Domalguda, Police Station, Hyderabad, registered for the offences punishable under Sections 406, 409, 418, 420 and 424 read with 120-B of IPC and Section 156(3) of Cr.P.C..

2. The brief facts of the case are that the *de-facto* complainants filed a complaint before the concerned Court, which was received by the police on 30.06.2024. In the complaint, the *de-facto* complainants stated that they are the absolute owners and possessors of the house bearing Nos. 1-3-3/A/1 and 1-3-3/A/2, consisting of G+4 floors. As they were in need of money, they offered to sell the said property, for which accused No.1 came forward to purchase it. Accordingly, the complainants executed an Agreement of Sale-cum-GPA (AGPA) with possession in favor of accused No.1 for a consideration of Rs.1,98,26,000/-. A schedule was fixed in the said AGPA. However, except for a sum of Rs.14,00,000/- paid through RTGS and Rs.16,26,000/- paid in cash, no further amount was paid to them, nor were any cheques issued. Accused No.1 promised to issue cheques after registration, but no cheques were issued. Thereafter, accused No.1, in collusion with accused No.2 (petitioner), created a sale deed document in the name of accused No.2. As, accused No.1, with fraudulent intention, entered into the AGPA with possession without paying the full and agreed sale consideration, the complainants requested the police to take

necessary action, and based on the complaint, a case was registered for the aforementioned offences.

3. Heard Sri G. Sree Chandra, learned counsel appearing on behalf of the petitioner as well as Sri D. Arun Kumar, learned Additional Public Prosecutor appearing on behalf of the respondent - State.

4. Learned counsel for the petitioner submitted that the petitioner is in no way connected with the said offences and that he is only a subsequent purchaser from accused No.1. He further contended that the allegations are solely against accused No.1, who has already been granted bail. Therefore, he prayed the Court to grant pre-arrest bail to the petitioner by allowing the criminal petition.

5. On the other hand, the learned Additional Public Prosecutor opposed the petition, submitting that the allegations leveled against the petitioner are serious in nature and that the investigation has not yet been completed. At such a stage, granting pre-arrest bail to the petitioner does not arise. Accordingly, he prayed the Court to dismiss the criminal petition.

6. In light of the submissions made by both learned counsel and upon perusal of the material available on record, it is evident that accused No.2 is a subsequent purchaser from accused No.1. Admittedly, the *de-facto* complainant executed an AGPA in favour of accused No.1, who has already been granted bail, as stated by the learned counsel for the petitioner. Considering the overall facts and circumstances of the case, this Court deems it fit to grant pre-arrest bail to the petitioner, subject to the following conditions:

- i. The petitioner shall surrender before the Station House Officer, Domalguda Police Station, Hyderabad, within two weeks from today, and on such surrender, the said Station House Officer shall release them on bail on executing a personal bond for Rs.25,000/- with two sureties, for the like sum each.
- ii. The petitioner shall abide by the other conditions stipulated in Section 482(2) of Bharatiya Nagarik Suraksha Sanhita, 2023 and co-operate with the Investigating Officer in investigating the case.

- iii. The petitioner shall appear before the concerned Investigating Officer on every Monday for a period of (08) weeks or till the filing of the charge sheet, whichever is earlier and thereafter, as and when required.

9. Accordingly, this Criminal Petition is allowed.

Miscellaneous applications, if any pending, shall stand closed.

K. SUJANA, J

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SS

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