

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

THE HONOURABLE SMT. JUSTICE K. SUJANA

CRIMINAL PETITION No.16990 of 2025

DATE: 30.12.2025

Between:

Ch.Acchi Reddy

.... Petitioner/accused No.27

AND

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

.... Respondent/Complainant

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.27 in Crime No.862 of 2024 of Keesara Police Station, Rachakonda Commissionerate, registered for the offences punishable under Sections 419, 420, 467, 468 & 471

read with 34 of the IPC and Section 61(1) & 111 read with 3(5) of the BNS and Section 82 of Registration Act.

2. The case of the prosecution is that the de-facto complainant lodged a report before the police stating that her husband, late Ratnakaram Lakshmi Narasa Raju, had purchased Plot No. 78 in Survey Nos. 610, 611, 612, and 613 of the Kanthi Rekha Co-operative Housing Society (Bhavani Nagar, Nagaram) on 02.02.1989, through Document No. 794/1989. The plot measures 159 square yards. Recently, when the complainant's family visited the site, they were shocked to find concrete pillars erected with boundary markings, including a plot number. Upon further investigation, they discovered multiple illegal transactions linked to the said plot. The complainant claims that a legal heir certificate was created in the name of one Regunti Shankar in the year 2022. This certificate was notarized despite the fact that the complainant's son, Ratnakaram Srinivasa Raju, had passed away in 2004. It is alleged that the names of both the complainant's late husband and son were fabricated for the purpose of executing a sale deed bearing Document No.11537/2022 in favour of Md. Khaja Pasha. Furthermore, Md. Khaja Pasha allegedly executed another

document bearing Document No.1494/2024, transferring the property to Ayesham Rajesh Yadav. Thereafter, Ayesham Rajesh Yadav is said to have created a deposit document in favour of M/s Piramal Capital & Housing Finance Limited, bearing Document No. 6721/2024. The complainant alleges that these acts form part of a malicious scheme to illegally acquire her family's property. Hence, she requested for necessary action. Basing on the said complainant, the police registered a case for the above said offences.

3. Heard Sri K.Ravi Kanth, 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 innocent of the said allegations and that there are no allegations whatsoever against the petitioner herein. The petitioner is a bona fide purchaser of the said property. He is not the person who identified the plot, nor was he involved in introducing any intermediary or friends in the transaction. The petitioner herein is the third purchaser of the alleged property and is innocent of the said allegations. The petitioner

is a 70-year-old person. He further submitted that there are no other cases pending against the petitioner. It is also submitted that, even according to the prosecution, the petitioner herein was never involved in any act of forgery or fabrication, including the offence alleged under Section 111 of the BNS and prayed the Court to grant pre-arrest bail to the petitioner by allowing this criminal petition.

5. On the other hand, the learned Additional Public Prosecutor opposed the submissions made by the learned counsel for the petitioner, stating that there is a group of persons involved in identifying plots that are not in the possession of or identified by the original owners and selling the same to third parties by creating forged and fabricated documents, thereby causing loss to the original owners. Therefore, custodial interrogation of the petitioner is required and prayed the Court to dismiss the Criminal Petition.

6. Considering the submissions of both parties and the material on record, the allegation against the petitioner is that he purchased one of the properties involved in the crime in the year 2022 and subsequently sold the same to a third party, despite knowing that the property was not lawfully

purchased from the original owner by his vendor. However, considering the submissions, custodial interrogation of the petitioner is not required, as the investigation is primarily based on documentary evidence, 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, Keesara Police Station, Rachakonda Commissionerate, within two weeks from today, and on such surrender, the said Station House Officer shall release him 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 between 09:00 a.m, and 05:00 p.m., for a period of 8 weeks or till the filing of the charge sheet, whichever is earlier, and thereafter, as and when required.

7. Accordingly, this Criminal Petition is allowed.

Miscellaneous applications, if any pending, shall stand closed.

K. SUJANA, J

Date: 30.12.2025
dsv

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