HC-KAR
NC: 2026:KHC:64998
CRL.P No. 13118 of 2026
CNR: KAHC010584712026

IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 21ST DAY OF NOVEMBER, 2026

BEFORE

THE HON'BLE MR. JUSTICE H.P.SANDESH

CRIMINAL PETITION NO.13118 OF 2026

BETWEEN:

B K H ANJANMURTHY
S/O HANUMAIAH
AGED ABOUT 52 YEARS
R/AT.NO.276, 1ST CROSS
JNANABHARATHI 1ST STAGE
MARIYAPPANAPALYA
BANGALORE-560 056

...PETITIONER

(BY SRI MOHAN V K, ADVOCATE)

Digitally signed by DEVIKA M
Location: HIGH COURT OF KARNATAKA

AND:

1. STATE OF KARNATAKA OF
SHO OF TALAGATTAPURA POLICE
BENGALURU CITY
REPTD. BY STATE PUBLIC PROSECUTOR
HIGH COURT BUILDINGS
BANGALORE CITY

2. SMT. K.S.USHA,
W/O S.N.GURUPRASAD
AGED ABOUT 48 YEARS
R/AT TAVARU
NEAR HULIMAVU
HULIMAVU POST

HULIMAVU
BENGALURU-560076

…RESPONDENTS

(BY SRI SUHAS GOWDA M, HCGP FOR R1;
SRI BHARATH B YADAV, ADVOCATE FOR
SRI H M MURALIDHAR, ADVOCATE FOR R2)

THIS CRL.P IS FILED U/S 482 CR.P.C (U/S 528 BNSS) PRAYING TO PASS AN ORDER, DISCHARGE/QUASH THE PROCEEDINGS AGAINST THE PETITIONER/ACCUSED NO.2 IN CC.NO.9534/2018 ARISING OUT OF CR.NO.274/2017 REGISTERED BY TALAGATTAPURA P.S., PENDING BEFORE THE II ACJM, BENGALURU RURAL, BENGALURU, FOR THE OFFENCES P/U/S 406, 418, 419, 420, 447, 466, 468, 471, 474, 120(B) R/W 34 OF IPC AND ETC.

THIS PETITION, COMING ON FOR ADMISSION, THIS DAY, ORDER WAS MADE THEREIN AS UNDER:

CORAM: HON'BLE MR. JUSTICE H.P.SANDESH

ORAL ORDER

This petition is filed praying this Court to quash the proceeding against the petitioner in C.C.No.9534/2018 pending before the II ACJM, Bengaluru Rural, Bengaluru for the offences punishable under Sections 406, 418, 419, 420, 447, 466, 468, 471, 474, 120B read with Section 34 of IPC.

2. Heard the learned counsel appearing for the respective parties.

3. This Court in W.P.No.23529/2025 connected with W.P.No.23453/2025 discussed the similar set of facts wherein dealt with the aspects of the case that even though the sites are formed and sold by way of executing the Power of Attorney, in respect of the very same property, indulged in buying the property and no sale considerations were passed except mentioning in the sale deed that by way of cash and hence, total 15 sale deeds were executed on the very same day. In the case on hand, on the very same day, this petitioner also purchased the property and he also stands in the same footing. This Court in the Writ Petition referred supra, in paragraph 16 discussed in detail that under what circumstances, the document came into existence. Such being the case, the petitioner also indulged in getting that sale deed in connivance with the person who had already sold the property. Hence, the disputed facts that this petitioner is a bonafide purchaser as contended by him cannot be accepted at this stage since the fact is that the sale deed which was executed in favour of this petitioner is also along with other 14 sale deeds which have been created as against the cash payment and no payments

are made either by way of cheque or any identifiable mode of payment. Hence, this aspect has to be considered during the course of trial and not in the case filed under Section 482 of Cr.P.C. Hence, the counsel for the petitioner has not made out any grounds to quash the proceedings initiated against the petitioner exercising the power under Section 482 of Cr.P.C.

4. In view of the discussions made above, I pass the following:

ORDER

The petition is dismissed.

In view of dismissal of the main petition, I.A. if any, does not survive for consideration and the same stands disposed of.

Sd/-
(H.P.SANDESH)
JUDGE

SN