

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

THE HONOURABLE SMT. JUSTICE K. SUJANA

CRIMINAL PETITION No.4949 of 2026

DATE: 13.04.2026

Between:

Raju Ravi Selvaraj

...Petitioner/accused No.6

AND

The State of Telangana,
Rep. by its Public Prosecutor,
High Court at Hyderabad,
Through Chandanagar Police Station,
Cyberabad Commissionerate.

.... Respondent/Complainant

ORDER

This Criminal Petition is filed before this Court for grant of bail to the Petitioner who is arrayed as accused No.6 in FIR No.1253 of 2025 of Chandanagar Police Station, Cyberabad Commissionerate, registered for the offences punishable under Sections 336(2), 336(3), 338, 340(2), 329(3) r/w 61(2) of the BNS.

2. The case of the prosecution is that father of accused Nos.1 and 2 is the only pattadar of the property for 1 acre in Survey Nos. 373, 374 and 375 of Chandanagar Village. The land admeasuring Ac. 4-36 guntas, was purchased by the Social Welfare Department from private pattadars for weaker section housing and included a 700 sq. yd. area reserved for public utility (Community Hall and Park). Despite a High Court order, the accused persons executed fraudulent sale deeds by fabricating PTIN numbers and GHMC house numbers to falsely claim ownership of the open government land. The official enquiry report by the Deputy Collector & Tahsildar, Serilingampally, confirmed that the land belongs to the Social Welfare Department and is protected under Section 22-A of the Registration Act, 1908. The report, supported by the Mandal Surveyor and Mandal Girdawar's joint inspection, recommended legal action against the encroachers and restoration of the land for community use. Further, the petitioner herein purchased the property from accused Nos.1 and 2. Hence, the FIR was registered.

3. Heard Sri Raju Ravi Selvaraj, learned counsel appearing on behalf of the petitioner as well as Sri M. Ramachandra Reddy, learned Additional Public Prosecutor appearing for the respondent-State.

4. Learned counsel for the petitioner submitted that the petitioner is innocent of the said allegations and there is no such fabrication of the documents by the petitioner and he is the bona fide purchaser of property and believing accused Nos.1 and 2, he purchased the property and he is in jail since 01.04.2026 and the material part of the investigation was already completed. Therefore, he prayed the Court to grant bail to him by allowing this criminal petition.

5. On the other hand, learned Additional Public Prosecutor opposed the submissions made by the learned counsel for the petitioner stating that the allegations against the petitioner herein are grievous in nature and the petitioner herein colluding with accused Nos.1 and 2 fraudulently obtained registered sale deed and also created PTIN numbers and he is also part of the conspiracy, as

such, he is not entitled for the bail. Therefore, he prayed the Court to dismiss the criminal petition.

6. In the light of the submissions made by both the learned counsel and upon perusal of the material available on record, it appears that the petitioner herein is accused No.6 and he is in jail since 01.04.2026 and the role of the petitioner is that he purchased the property knowingly from accused Nos.1 and 2. As seen from the remand case diary, the prosecution witnesses, LWs 1 to 16 including the investigating authority have already been examined. Considering the facts and circumstances of the case, the nature of the allegations, the stage of investigation, the duration of incarceration, this Court finds it appropriate to grant bail to the petitioner, subject to the following conditions:

- i. The petitioner shall execute a personal bond for a sum of Rs.25,000/- (Rupees Twenty Five Thousand only), with two sureties for a like sum each to the satisfaction of

the learned 1st AJCJ-cum-IX Judicial
Metropolitan Magistrate, RR District,
at Kukatpally.

- ii. The petitioner shall appear before the
concerned SHO at 11:00 a.m., on
every Monday for a period of eight (8)
weeks or till filing of charge sheet
whichever is earlier, for the purpose
of investigation, and thereafter, as
and when required.
- iii. The petitioner shall abide by the
conditions stipulated in Section
437(3) of Cr.P.C. (presently, Section
480(3) of the BNSS).

7. Accordingly, the Criminal petition is allowed.

Miscellaneous applications, if any pending, shall
stand closed.

Date: 13.04.2026
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K. SUJANA, J

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