

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

THE HONOURABLE SMT JUSTICE T.MADHAVI DEVI

CRIMINAL PETITION No.6993 OF 2026

DATE: 14.05.2026

Between:

Mrs. Sukhdeep Kaur Mehta and other.

.. Petitioners/Accused

And

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

..Respondent/Complainant

ORDER:

The petitioner/accused Nos.3 and 4 filed the present application under Section 482 of the Bharatiya Nagarik Suraksha Sanhita 2023 (BNSS), seeking to grant pre-arrest bail to them in Crime No.769 of 2024 of Banjara Hills Police Station, which was registered for the offence punishable under Sections 420, 468 and 506 read with Section 34 of the Indian Penal Code.

2. Heard Mr. V. Yadu Krishna Sainath, learned counsel for the petitioners, Mr. M.Vivekananda Reddy, learned Assistant Public Prosecutor appearing for the respondent-State and Mr. P. Raja Sri

Pathi Rao, learned senior counsel, appearing for *de facto* complainant.

3. The allegations against the petitioners are that *de facto* complainant along with the petitioners is joint owners of the property bearing Municipal No.8-2-699/1 (old), 699/1/A (new), admeasuring 554 square yards in Survey No.346 situated at Bholanagar Road No.12, Banjara Hills, Hyderabad. They entered into development agreement cum GPA with A1 and A2 on 01.10.2014 for development of subject property for commercial purpose within twenty four (24) months. However, the same was not completed within stipulated period owing to COVID-19 and other constraints. To the shock of the *de facto* complainant, she received legal notice from Mr. U. Raj Kumar stating that they purchased a part of subject property, despite the clause in development agreement that no parties shall not sell, deal, dispose off, or alienate the subject property until built up area is allotted to both parties. On her enquiry, *de facto* complainant came to know that A1 and A2 in collusion with petitioners created a supplementary agreement dated 07.07.2018 along with site plan

forging the signature of *de facto* complainant. As such, she requested to take action against the accused.

4. Learned counsel for the petitioners submitted that one of the petitioners is residing at Panchakula, Haryana, and other at Rajamundry, Andhra Pradesh, it is difficult for them to appear before the Investigating Officer. Though, notice under Section 41(A) of Cr.P.C./35(3) of BNSS are served on them, the petitioners apprehends arrest. Therefore, petitioners pray this Court to grant pre-arrest bail.

5. Learned senior counsel appearing for *de facto* complainant submitted that petitioners approached this Court with unclean hands suppressing the fact that they filed CrI.P.No.11691 of 2024 seeking to quash Crime No.769 of 2024 of Banjara Hills Police Station, which was disposed of by this Court by order dated 07.09.2024, directing Investigating Officer to serve notice under Section 41-A of Cr.P.C. and directed the petitioners to cooperate with investigation and produce all relevant documents/material required for the purpose of investigation. The list of documents which have been allegedly forged by the petitioners are also placed

on record. It is submitted that petitioners are not cooperating with the investigation, therefore, the anticipatory bail is liable to be dismissed.

6. Learned Assistant Public Prosecutor submitted that though notice under Section 41-A of Cr.P.C. are served on the petitioners, they are not cooperating with the investigation, and opposed the grant of pre-arrest bail to the petitioners.

7. In view of the facts and circumstances of the case, taking into consideration that CrI.P.No.11691 of 2024 filed by the petitioners seeking quash of FIR was disposed of, this Court deems it fit to grant anticipatory bail to the petitioners/accused.

7. Accordingly, this Criminal Petition is allowed and the petitioners/accused Nos.3 and 4 shall be released on anticipatory bail on the following terms and conditions:

- i. The petitioners shall surrender before the Station House Officer, Banjara Hills Police Station, within two (2) weeks from today and on such surrender, the said Station House Officer shall release them on bail on their executing a personal bond for Rs.25,000/- with two sureties, for the like sum each.

- ii. The petitioners 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 petitioners shall appear before the concerned Investigating Officer on 25.05.2025 at 11:00 A.M. and produce all relevant documents required for the purpose of investigation. Further, the petitioners shall appear before the concerned Investigating Officer, every Monday between 09:00 a.m. and 05:00 p.m., for a period of eight (8) weeks or till the filing of the charge sheet, whichever is earlier and thereafter, as and when required.
- iv. If the petitioners do not appear before the concerned Investigating Officer on 25.05.2025, the anticipatory bail stands vacated.

As a sequel, miscellaneous petitions pending, if any, shall stand closed.

JUSTICE T.MADHAVI DEVI

May 14, 2026
MS/RRK