

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

THE HON'BLE SRI JUSTICE SUDDALA CHALAPATHI RAO

CRIMINAL PETITION No.8033 OF 2026

DATE OF ORDER:- 04.06.2026

BETWEEN :

Sri L.Ravinder.

...Petitioner/Accused No.1

AND

The State of Telangana

... Respondent/Complainant

ORDER :

This Criminal Petition is filed under Section 482 of the Bharatiya Nagarik Suraksha Sanhita, 2023 (for short, "BNSS"), seeking grant of pre-arrest bail to the petitioner, who is arrayed as accused No.1 in Crime No.582 of 2026 dated 09.04.2026 on the file of Hayathnagar Police Station, Malkajgiri District, registered for offences punishable under Sections 318(4), 338, 336(3), 340(2) read with Section 61(2) of the Bharatiya Nyaya Sanhita, 2023 (hereinafter

referred to as 'BNS' for short) and Sections 81 and 83 of Registration Act, 1908.

2. Heard learned counsel for the petitioner as well as learned Additional Public Prosecutor appearing for the respondent -State.

3. The case of the prosecution is that the de-facto complainant claims to be the bona-fide purchaser and lawful owner of Plot No.174 (200 sq. yards) in Survey No. 376, Pasumamula Village, Abdullapurmet Mandal, within Pedda Amberpet Municipality. The said plot forms part of a larger extent of Ac.1-26 guntas (approximately 7,986 sq. yards), valued at around ₹30 crores, which was converted into a plotted layout decades ago and sold to various purchasers. The land is recorded as "Plotted Land" in revenue records and in the Bhu Bharathi/Dharani portal. The main allegations are that the accused relied upon a notarized Will dated 24.10.2013, allegedly executed by Etikala Chinna Veera Reddy, which is claimed to be fabricated, unprobated, and legally unenforceable and they allegedly used forged revenue proceedings bearing Nos.B/776/1998 and B/367/2010, which were later found to be non-existent. Accused

No.2 had earlier filed O.S.No.802 of 2019 claiming the land as undivided ancestral joint family property, which contradicts the basis of the later partition deed and indicates fraudulent intent. Despite being aware of pending litigation concerning the property, including W.P.No.18166 of 2020 before this Court, the Sub-Registrar allegedly registered the partition deed. Accused No.3, a document writer, allegedly played a key role in preparing and executing the disputed documents. In the complaint it is alleged that the accused persons, including the Sub-Registrar of Peddamberpet, entered into a criminal conspiracy and fraudulently executed and registered a Partition Deed (Document No. 104/2026 dated 05.01.2026) to create false title and illegal rights over the property of the de-facto complainant and others. Hence, the complaint.

4. Learned counsel for the petitioner/accused No.1 submitted that the petitioner/accused No.1 has no role in the alleged crime and that he is falsely implicated in the said crime. He further submits that the petitioner would abide by any conditions that may be imposed by this Court and shall cooperate with the Police Authorities in the event of he being enlarged on bail.

5. *Per contra*, learned Additional Public Prosecutor opposed to grant bail to the petitioner/accused No.1 stating that the petitioner is a Sub-Registrar and his primary duty is to verify the link documents and he has violated the Section 34 of the Registration Act, 1908. However, in the facts and circumstances of the case, the involvement of the petitioner/accused No.1 has to be determined by investigation. Hence, prayed to dismiss this criminal petition.

6. In view of the above stated facts and circumstances of the case, it is considered opinion of this Court that it is a fit case to grant anticipatory bail to the petitioner/accused No.1, subject to the following conditions:-

(i) The petitioner/accused No.1 shall surrender before the respondent police authorities on or before 15.06.2026 and execute a personal bond for Rs.50,000/- (Rupees Fifty thousand only) with two local sureties for like-sum each to the satisfaction of Hayathnagar Police Station, Malkajgiri District and on such surrender the petitioner/accused No.1 shall be enlarged on bail.

(ii) The petitioner/accused No.1 shall appear before the respondent-Police Authorities on every Sunday from 10.00 A.M. to 2.00 P.M. for a period of 12 weeks from enlargement from the judicial custody and thereafter shall appear and cooperate with the Investigating Agency as and when he is directed to be present for investigation.

(iii) The petitioner/accused No.1 shall not hamper with the investigation and shall not in any way meddle with any of the witnesses and shall cooperate at all times whenever called by the Police for investigation.

(iv) The petitioner/accused No.1 shall deposit his passport before the respondent-Police Authorities as soon as he is enlarged on bail.

(v) The petitioner/accused No.1 shall abide by the conditions stipulated under Section 480(3) of the BNSS.

(vi) In the event of breach of any of the above conditions, the prosecution is entitled to file appropriate application for cancellation of bail granted to the petitioner.

7. Accordingly, the Criminal Petition is allowed.

8. Miscellaneous applications, pending if any, shall stand closed.

JUSTICE SUDDALA CHALAPATHI RAO

Date: 04.06.2026

PSW

THE HONOURABLE SRI JUSTICE SUDDALA CHALAPATHI RAO

CRIMINAL PETITION No.8033 of 2026

Dt.04.06.2026

PSW