

Presented on : 04.06.2026
Registered on : 05.06.2026
Decided on : 01.07.2026
Duration : 27 days.

**IN THE COURT OF I ADDITIONAL DISTRICT AND
SESSIONS JUDGE, BENGALURU RURAL DISTRICT,
BENGALURU**

Dated this the 1st day of July, 2026

:PRESENT:

Shri. Mohammed Mujeer Ulla C.G.,
B.A. LL.B,
C/c I Additional District and Sessions Judge,
Bengaluru Rural District.

Criminal Miscellaneous No.1145/2026

Petitioner : 1. Muniraju.K.B,
S/o. Bandeppa,
R/at Chikkakorati village,
Nandagudi Hobli,
Hosakote Taluk,
Bengaluru Rural District.

(In Charge sheet, accused No.1.)

2. Devaraj.P,
S/o. late Pillappa,
Aged 52 years,
R/at Raghupathi Hosahalli
village,
Vemagal Hobli,
Kolar Taluk and District.

(In Charge sheet, accused No.2

(Repted. by Sri. B. Lakshmikanthappa, Adv.)

Vs.

Respondent : The State through Nandagudi
Police Station,
(Represented by the learned
Public Prosecutor)

ORDER

Petitioners have filed the instant petition U/Sec.482 of Barathiya Nagarika Suraksha Sanhitha, 2023 seeking anticipatory bail in case of their arrest in connection with Crime No.119/2023 of Nandagudi Police Station, for the offences punishable U/Sec. 406, 420, 423 r/w 34 IPC.

2. The learned Public Prosecutor has filed objections.
3. Heard the arguments on both side and perused record.
4. The Points for consideration are:
 1. Whether the petitioners are entitle for anticipatory bail?
 2. What order?
5. My findings on the above points are as under:
 - Point No.1: In the affirmative,
 - Point No.2. As per final orderFor the following;

REASONS

6. **Point No.1:-** The prosecution case is that accused No.1 was the owner of land bearing Sy.No. 11/4 measuring 2 acres situated at Sonnakempanahalli Village, Hoskote Taluk. Out of 2 acres of land, he agreed to sell 1 acre 20 guntas of land to the complainant for a sum of Rs. 58,50,000/-. Accordingly, on 20.12.2022, agreement has been made to the said Agreement of Sell, accused No.2 Devaraj signed as witness. At the time of making agreement, the complainant paid a sum of Rs. 2,79,000/- to accused No.1 through cheque drawn on Bank of Baroda, Whitefield branch and the sum of Rs. 42,000/- in cash. After executing agreement of sale, in spite of repeated demands, accused NO.1 did not come forward to execute the Deed of Sale in favour of the complainant by receiving balance sale consideration. When the complainant obtained Encumbrance Certificate of the land, he came to know that accused No.1 sold the said land to some other person and thereby they cheated the complainant and thus committed offences punishable U/Sec. 406, 420, 423 r/w 34 IPC.

7. After registration of the case, the Investigation Officer has conducted investigation and filed charge sheet against accused for the aforesaid offences. In the charge sheet, the petitioners are shown as accused 1 and 2. They apprehending arrest, have filed the instant petition seeking anticipatory bail.
8. The offences alleged against the petitioners are not punishable with death or imprisonment for life. Therefore, the facts stated in the complaint would show that the dispute between the complainant and accused primarily appears to be civil in nature. Whether the accused / petitioners with an intention to cheat complainant, entered into the agreement of sale or after entering into the agreement of sale, they changed their mind is to be decided during trial. In view of investigation is completed, and charge sheet is submitted, presence of the petitioners is required only before the court to participate in the proceedings. When such is the case, I am of the opinion that anticipatory bail can be granted to the petitioners by imposing conditions to safeguard the

apprehensions raised by the Prosecutor. In view of the above, I answer point No.1 in the affirmative.

9. **Point No.2:** For the reasons stated above, I pass the following:

ORDER

The petition filed by the petitioners/accused No.1 and 2 under section 482 of BNSS is allowed.

The petitioners-accused No.1 and 2 are ordered to be released on bail in the event of their arrest in connection with Crime No.119/2023 of Nandagudi Police Station for the offences punishable U/Sec. 406, 420, 423 r/w 34 IPC by taking bond in a sum of Rs.50,000/- with a surety of like sum each subject to the following conditions:

1. The petitioners/accused No.1 and 2 shall appear before the SHO or Investigating Officer of respondent Police Station within 15 days from the date of this order and co-operate with the investigation.
2. They shall also appear before the Investigating Officer whenever called upon to appear by giving notice in writing well in advance fixing the date and time of appearance

and co-operate with the investigation.

3. They shall not pose threats or intermeddle with the complainant and prosecution witnesses.

4. They shall furnish documents relating to their and their surety's present and permanent addresses and photo of their houses sufficient to easily locate in the locality and file affidavit stating in what capacity, they are residing therein.

5. They and their sureties shall furnish their Aadhar Cards, PAN Cards and Ration Cards of their family.

6. They and their sureties shall not change their residence without prior intimation to the Court.

7. They and their sureties shall provide their contact number tagged to their Aadhar Card and shall not change the number without prior intimation to the Court.

8. They and their sureties shall file affidavit stating their occupations, occupational addresses with supporting documents.

(Dictated to the Stenographer, transcribed and typed by her, the same is corrected by me and then pronounced in the open Court on this the 1st day of July, 2026).

(Mohammed Mujeer Ulla C.G.)
C/c I Addl. Dist. & Sessions Judge,
Bengaluru Rural District, Bengaluru.