

PRESS NOTE

FAKE AND FORGED LAND DOCUMENTS RACKET BUSTED BY SOT LB NAGAR ZONE AND NABBED A GANG OF (05) MEMBERS – SEIZED FAKE SALE DEED DOCUMENTS, FAKE GOVT. STAMPS/SEALS, NON-JUCIDIAL STAMP PAPERS, REVENUE STAMPS, ONE CAR, FAKE AADHAR CARDS AND (09) CELL PHONES

(MARKET VALUE OF SEIZED FAKE AND FORGED SALE DEEDS ABOUT Rs. 04 CRORES)

Brief facts: -

On 17.10.2022 at 20.30 hours received a complaint from Anthati Nagarjuna, S/o Bixapathi, age: 45 Yrs., Occ: Business, Caste: Goud, R/o Plot No.108, Shivam hills, Road No.1, Hayathnagar, R.R.Dist in which he stated that he has purchased a plot b.no.22, admeasuring 150 Sq.Yards, in Sy.No.368,369,370 & 371, situated at Pasumamula village, Hayathnagar from Smt. Hemalatha Jyoshva, Vide Regd Sale deed Doc No.2820/2022, on 24.03.2022 at SRO Pedda Amberpet, since then he is in possession and also he have the said plot link documents i.e.,5767/2022,7237/2022,12118/2003, recently he came to know that, one Nekarakanti Sandeep Kumar, 2) Kanchanvally Ajay Kumar, 3) Nathi Chandra Shekar, 4) Nemapuri Tharun Kumar, 5) Bomma Rama Rao, and others were came to his plot and gathered his plot number, details and they created the forgery documents of his land and they trying to sell the plot to others by cheating. Hence the complainant requested to take necessary action.

CR.NO.1114/2022 U/S.464,465,472,467,468 256,120(B) R/W 34 IPC OF PS HAYATH NAGAR POLICE STATION, RACHAKONDA POLICE COMMISSIONERATE.

On credible information, on 18-10-2022 in the morning hours, the sleuths of Special Operations Team, LB Nagar Zone, Rachakonda along with Hayathnagar Police busted a gang involved in land fraud by forging the sale deed documents and apprehended them for deceiving the people. Seized (04) fake sale deed documents, CC copies of Sale Deeds, Fake & Forged Sale Deed document, Fake Govt. Rubber Stamps / Seals, Non-judicial stamp papers, one car, Cell phones and other incriminating material from their possession.

The details of accused persons: -

SI NO	Name & Address of the Accused
1	Nakirekanti Sandeep Kumar @ Rishi Kumar S/o. Ratnam, age: 26 yrs., Occ: Real Estate Broker, R/o. Venkateshwara Colony, Mansoorabad, LB Nagar. N/o. SC Colony, Bannepalam (V), Kethapally (M), Nalgonda district. (Previously he was arrested in similar case vide Cr. No. 394/2021, U/s. 472, 468, 256 r/w 34 IPC of Balapur PS)
2	Kanchanapally Ajay Kumar S/o. Lingamurthi Chary, age: 30 yrs., Occ: Real Estate Broker, R/o. Near Narayana Jr College, Pasumamula Road, Pedda Amberpet, Hayath Nagar. (Previously he was involved in 05 criminal cases of Vanastalipuram, Ibrahimpatnam & Pahadi Shareef PSs) 01)Cr.No. 262/2012 U/Sec 392 IPC of Vanasthalipuram PS., 02)Cr.No. 605/2012 U/Sec 392 IPC of Vanasthalipuram PS., 03)Cr.No. 785/2012 U/Sec 384 IPC of Vanasthalipuram PS., 04)Cr.No. 823/2012 U/Sec 379 IPC of Vanasthalipuram PS., 05)Cr.No. 29/2008 U/Sec 381 IPC of Pahadishareef PS.,
3	Nathi Chandrashekar S/o. Swamy, age: 34 yrs., Occ: Real Estate Broker, R/o. Himapuri Colony, Mansoorabad, LB Nagar, Hyderabad, N/o Veliminedu village, Chityla mandal, Nalgonda.
4	Nemalipuri Tharun Kumar S/o. Sudarshan Rao, age: 28 yrs., Occ: Civil Contractor, R/o.Parvath Nagar, Madhapur. Hyderabad N/o. Karajada village, Srikakulam district. Andhra Pradesh.
5	Bomma Rama Rao S/o. Basva Rao, age: 60 yrs., Occ: Real Estate Business, R/o. West Prashanth Nagar, Near RTO office, Malak pet, Hyderabad. (Previously he was arrested in (02) similar cases vide 1) Cr.No.351/2022, U/s 420,468,471 R/w 34 IPC of Kushaiguda PS 2) Cr.No.656/2021 U/sec 420, 468,471 IPC of Medchal PS)

Modus Operandi:

The accused will find out the unclaimed vacant plots registered about 20 years back without photographs etc. Later they collect certified copy of the sale deed from SRO by paying some amount in the office, then create fake and forged land documents by using old papers, fake rubber stamps and seals with forged signatures. They get suitable party for impersonation as land lord to dispose the land and promise to give good share amount to him and prepares a fake Aadhar card with photograph for disposal. By using the fake and forged land document they can use it to create land disputes between the parties and demands money.

Seized Property: -**Fake Sale deed documents – Nos-(04)****(Present market value of seized fake and forged sale deeds about Rs.04 Crores)**

1	: Fake & Forged Sale Deed Document No 12118 of 2003 in Sy. No.368, 150 Sq. yards, Pasumamla Village, Hayath Nagar, SRO: Pedda Amberpet.
2	: Fake and forged Sale Deed Document No. 7033 of 1983, in Sy. No. 201/3, 275 Sq. yards, Saheb Nagar Colony, Vanasthalipuram, SRO: Pedda Amberpet.
3	: Fake and forged Sale Deed Document No. 3001 of 1999, in Sy. No. 69 and 70, 200 Sq. yards, Karmanghat, SRO: Champapet.
4	: Fake and forged Sale Deed Document No. 644 of 1987, in Sy. No. 746, 200 Sq. yards, Korremula village, Ghatkeshar, SRO: Uppal.
5	: Color Xerox of Sale Deed Document No. 3345 of 2007 in Sy. No.195 and 196, 250 Sq. yards, Brahmanpally (V), Bibi Nagar, SRO: Bhongir.
6	: Fake Rubber Stamps of Govt. & Non-Govt - (40)
7	: CC Copy of Sale Deed Document Nos. 3117 of 1992, 1599 of 1993, 1600 of 1993 in Sy. No. 201 of Saheb Nagar Kalan, Hayath Nagar, SRO: Hayath Nagar.
8	: CC Copy of Sale Deed Document No. 7033 of 1983 in Sy. No. 201(Part) and 201/3 of Saheb Nagar Kalan, Hayath Nagar, SRO: Hayath Nagar.
9	: CC Copy of Sale Deed Document No. 2124 of 1997 in Sy. No. 35, 267 Sq. yards of Mansoorabad, LB Nagar. SRO: Saroor Nagar.
10	: CC Copy of Sale Deed Document No. 9848 of 1984 in Sy. No. 35, 267 Sq. yards of Mansoorabad, LB Nagar. SRO: Hayath Nagar.
11	: CC Copy of Sale Deed Document No. 2675 of 1968 in Sy. Nos. 30, 36/1, 40 and 41, 420 Sq. yards of Mansoorabad, LB Nagar. SRO: Hayath Nagar.
12	: Non-Judicial Stamp Papers total-(44) <ul style="list-style-type: none">• Rs.100 – No-(04)• Rs. 50 –No- (02)• Rs. 20 – No (38)
13	: Old Non-Judicial Stamp Papers Total-(04) <ul style="list-style-type: none">• Rs. 200 – Nos (02)• Rs. 50 – No (02)
14	: Color Xerox Non-Judicial Stamp Papers Total-(13) <ul style="list-style-type: none">• Rs. 500 –No-(04)• Rs. 100 – No-(04)• Rs. 60 – No-(05)
15	: Revenue Stamps Total total-(126) <ul style="list-style-type: none">• Rs. 1000-Nos-(02)• Rs. 500-Nos-(06)• Rs. 100-Nos-(07)• Rs. 50-Nos-(22)• Rs. 25-Nos-(03)• Rs. 20-Nos-(26)• Rs. 1-Nos-(60)
15	: Colour xerox revenue stamps -Nos-(12)

16	:	Dimension Cloths – Nos-(03)
17	:	<ul style="list-style-type: none"> • One Legal size Ledger Paper bundles-Nos-(03) • Plain white stamp Paper Nos-(50)
18	:	Fake Aadhar cards Nos-(02)
19	:	Excel Bond Paper Bundle
20	:	One Car
21	:	One HP Laptop
22	:	One Canon Printer
23	:	Cell Phones – (09)

Facts of the case are that all the accused are real estate brokers and they hatched a plan to earn easy money by sale out the unclaimed lands by creating fake and forged land documents.

As per their plan A-3: Nathi Chandrashekar R/o. Mansoorabad, LB Nagar came to know that one of the plot b.no. 22 in survey Nos 368 to 371 admeasuring 150 sq. yards at Pasumamula (v), Hayathnagar of SRO Hayathnagar is in vacant position and no is claiming the land since long time.

On that he got certified a copy of sale deed of the land and informed to his associate A-1: Nekarakanti Sandeep Kumar @ Rishi Kumar (**who was previously arrested in the similar case**) as he is an expert in creating fake and forged land documents and hatched a plan to dispose off the land by creating fake and forged document for their illegal gain.

The accused A-1 along with his associate A-2: Kanchanpally Ajay both prepared the fake and forged sale deed vide doc. 12118/2003, of plot b.no. 22 in Survey Nos 368 to 371 admeasuring 150 sq. yards at Pasumamula, Hayath Nagar of SRO Hayathnagar by using fake rubber stamps and seals with forged signatures and later handed over it to A-4. For this purpose, A-1 collected an amount of about Rs.1 Lakh from A-4. As per their plan A-4 trying to get suitable party for impersonation as land lord to dispose the land.

The accused A-2 started searching for old aged male persons to match the original landlord age and got prepared a fake Aadhar card on the name of Umapamula Lakshmi Narayana and G. Shirisha with photograph.

The accused A-5 Bomma Rama Rao used to supply the old non-judicial stamp papers, revenue stamps to A-1. He is also expert in creating in fake and forged land documents.

The accused A-4 Tharun Kumar requested the A-1 to A-3 to identify an open unclaimed plot. Accordingly, A-3 Chandrasekhar identified a 275 sq. yards open plot in Saheb Nagar colony, SRO, Hayathnagar. The trio prepared the forged document and formed to A-4. On the A-4 paid Rs.1 lakh as advance to A-1 to A-3 and promised to give good share amount after disposal of the plot. All together trying to dispose the same. Further, the accused A-2 confessed that one Harihara Valluri had also got prepared the fake and forged documents of an open plot admeasuring 300 square yards situated at Laxma Reddy palem, behind liquor godown, Hayathnagar and disposed off it to one Rajesh R/o. Kothapet and it is also learnt that the said Rajesh sold out the same to one NRI lady. Details of the plot etc., are known to Hari.

On credible information, on 18.10.2022 the morning hours SOT LB Nagar Zone team along with Hayathnagar Police, apprehended the accused at A-1 Sandeep residence located at Venkateshwara colony, Mansoorabad, and seized the material as above said.

The above raids were made under the direct supervision of Shri Mahesh M Bhagwat, IPS., Commissioner of Police, Rachakonda, Shri G. Sudheer Babu, IPS, Addl. Commissioner of Police, Rachakonda, under the guidance of Shri. Sunpreeth Singh, IPS., Dy. Commissioner of Police, LB Nagar Zone, Sri K. Muralidhar, Dy. Commissioner of Police, Special Operations Team, Rachakonda, Shri K. Purushotham Reddy, Asst. Commissioner of Police, Vanasthalipuram Division, Shri. D. Venkanna Naik, ACP, SOT, Rachakonda by Shri A. Sudhakar, Inspector of Police, SOT, LB Nagar Zone, Sri H. Venkateshwarulu, Inspector of Police, Hayath Nagar Police Station and staff of Special Operations Team, LB Nagar Zone, and Hayathnagar police, Rachakonda.



