

IN THE COURT OF SESSIONS JUDGE, PATNA

Anticipatory Bail Petition No.696 of 2026.

Sitesh Raman

..... **Petitioner.**

**Versus
The State of Bihar**

O R D E R

Order No.	Date
02	17-02-2026

1. The **petitioner, Sitesh Raman**, seeks anticipatory bail in connection with **Complaint Case No. 7989(C) of 2023**, whereby, the learned Magistrate vide order dated 16.02.2024 found a prima facie case under Sections 417 and 420 of the Indian Penal Code, 1860 against the petitioner as well as co-accused M/s Raman and Kumar Construction Ltd.
2. The complainant, Anupama Mohan, alleges that she booked a flat by entering into an agreement to sell with the petitioner and his company, M/S Raman and Kumar Construction Ltd. She initially paid a booking amount of Rs. 5,01,000 in 2015 and, in total, deposited Rs. 22,01,000 by 2019. It is further alleged that the accused was required to provide loan documents, without which the complainant could not secure financing from the bank. Despite sending four legal notices, no relief was obtained.
3. Learned counsel for the petitioner submits that the only non-bailable offence involved is under Section 420 IPC, which carries a maximum sentence of seven years and is triable by a Magistrate. He admits that the petitioner received Rs. 22,01,000 pursuant to the agreement to sell of a flat being constructed by M/S Raman and Kumar Construction Ltd., of which the petitioner is Managing Director. However, he contends that the complainant failed to make payments as per the agreed terms, prompting the issuance of a notice that went unheeded, after which the flat was sold to another buyer. Learned counsel further argues that, since this is a complaint case, custodial interrogation is unnecessary. He candidly acknowledges that the petitioner has four prior criminal antecedents: (i) Ram Krishna Nagar P.S. Case No. 105 of 2017 under Sections 337, 338 and allied provisions of IPC, (ii) Complaint

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**Contd...
(17-02-2026)**

Case No. 654(C)/2018 under Sections 406, 420 IPC, (iii) Patrakar Nagar P.S. Case No. 681/2020 under Sections 406, 420 IPC, and (iv) Complaint Case No. 9256(C)/2023 under Sections 406, 420 IPC.

4. For a better appreciation of this anticipatory bail petition, office is directed to **call for Trial Court Record** from the court concerned.
5. At this juncture, learned counsel for the petitioner submits that a Non-Bailable Warrant of arrest has been issued against him and accordingly prays for protection from arrest.
6. Having regard to the facts and circumstances of the case; the nature of the alleged offences, the severity of punishment upon conviction; the submissions of learned counsel; and the fact that this is a complaint case where custodial interrogation is not required, ***interim protection from arrest*** is granted to the petitioner in connection with ***Complaint Case No. 9254(C) of 2023*** until the next date of hearing, subject to compliance with Section 482(2) of the BNS.
7. List this matter for further hearing on 25.02.2026.

(Dictated)

Sd/-

**(Rupesh Deo)
Sessions Judge, Patna**

Date of Judgment/Order	17-02-2026
Date of Reserving Judgment/Order	NA
Uploading Date	17-02-2026
Uploaded by	Amjad/-