

IN THE COURT OF SESSIONS JUDGE, PATNA

Anticipatory Bail Petition No.696 of 2026.

Sitesh Raman

..... **Petitioner.**

Versus
The State of Bihar

Order No.	Date
07	23-03-2026

O R D E R

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. Heard Sri Janardan Rai, learned counsel for the petitioner and Sri Rajesh Kumar, learned Public Prosecutor for the State.
3. 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.
4. 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

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**Contd...
(23-03-2026)**

antecedents: (i) Ram Krishna Nagar P.S. Case No. 105 of 2017 under Sections 337, 338 and allied provisions of IPC, (ii) Complaint 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, which are old ones.

5. Learned Public Prosecutor opposes the prayer for grant of anticipatory bail to the petitioner. However, he is not in a position to controvert the submissions advanced on behalf of learned counsel for the petitioner.
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, the prayer for anticipatory bail of the above-named petitioner is **allowed**. It is ordered that in the event of arrest or surrender before the learned court below within four weeks from the date of receipt of this order, the above-named petitioner shall be released on bail on furnishing bail bond of Rs.10,000/- (Rupees Ten Thousand) with two sureties of like amount each to the satisfaction of learned court below subject to the conditions as laid down u/s 482(2) of B.N.S.S.

(Dictated)

Sd/-

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

Date of Judgment/Order	23-03-2026
Date of Reserving Judgment/Order	NA
Uploading Date	23-03-2026
Uploaded by	Amjad/-