

MHTH270010222026	<u>Cri.Bail Appln.524/2026</u> Ravindra Rohitdas Nayak V/s The State of Maharashtra Through Sanpada Police Station.
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: ORDER BELOW EXH.1 :

1] The applicant **Ravindra Rohitdas Nayak** has preferred pre-arrest bail application u/s.482 of BNSS, 2023 in Crime No.139/2026 registered u/s.316(5), 318(4) of B.N.S. with Sanpada Police Station.

2. It is submitted that as per the prosecution story in November, 2022 informant came across video of advertisement at Sai-Panvel land on the YouTube. Thereafter made phone call on the number given and then the applicant/accused contacted her. The applicant/accused had informed the informant about the land and then the informant visited the spot. He showed willingness to purchase the land for consideration of Rs.3,50,000/- per guntha and paid Rs.20,000/- as a token amount. Then the informant paid Rs.7 lakhs by cheque from January 2022 to March 2023. The sale deed was executed on 23.06.2023. Thereafter, the applicant/accused made no efforts to transfer the land in the name of the informant and thus the informant has lodged FIR. It is further submitted that the applicant is doing the business of real Estate. He is falsely implicated. The applicant has executed registered sale deed. The accused has no criminal antecedents. He is permanent resident of Taloja, Panvel. He is falsely implicated and he be released if arrested by the police.

3. The Investigating officer and learned APP resisted the application by filing say at Exh.6. It is contended that Rs.30 lakhs

approximately has to be covered. Other persons involved in the offence who had aided the accused has to be arrested. In the investigation it was revealed that the amount involved in the offence was transferred by the accused in different accounts and investigation has to be done to trace that amount. It is submitted to reject the applicant.

4. Heard.

5. Considering the allegations in the FIR the accused/applicant has cheated the informant and other five persons on promise to transfer the land in their name. The accused without transferring the land as agreed cheated them after getting Rs.30,09,000/- from them. It must be considered that the FIR is lodged on 21.05.2026 in respect of offence between 28.09.2022 to 21.05.2026. The learned advocate of the applicant submitted that as per the sale deed executed possession of the land was given to the applicants. However, the actual possession is not received by the applicants. The land is not transferred in their name on revenue record. As the sale deed is executed inference cannot be drawn that from the very beginning of the transaction intention of the accused was to cheat the informant and other witnesses. The copy of sale deed is on record with possession receipt. Therefore, according to me investigation can be made in the offence without taking coercive steps. In result, I pass following order :-

: ORDER :

- 1 In the event of arrest the applicant/accused **Ravindra Rohitdas Nayak** be released on bail on executing PR. and

S.B. of Rs.25,000/- (Rupees Twenty Five Thousand) in Crime No.139/2026 registered u/s.316(5), 318(4) of B.N.S. with Sanpada Police Station.

- 2 Applicant/accused not to tamper evidence in any manner.
- 3 The applicant/accused shall not leave India without prior permission of the Court.
- 4 The applicant/accused to produce photographs, address proof, mobile number of himself, his surety and of his two blood relatives.
- 5 The applicant shall attend the police station on each Thursday between 11.00 am to 1.00 p.m to cooperate the investigation till filing the chargesheet.

Belapur.
Date :-18.07.2026

(P. S. Chandgude)
Additional Sessions Judge,
Belapur, Navi Mumbai.

I affirm that the contents of this PDF file Judgment/Order are same, word to word, as per the original Judgment/Order.

Name of the Stenographer	Shri. S. R. Patil, Grade-1
Name of the Court	Additional Sessions Court, Belapur.
Date of Dictation	18.07.2026
Judgment/Order signed by the P.O. on	18.07.2026
Judgment/Order uploaded on	18.07.2026