

**IN THE COURT OF DR.YADVENDER SINGH
ASJ-05, WEST, DELHI**

**Bail Application No. 69/2026
FIR No. 83/2023
PS Maya Puri
U/s 420/467/468/471/120B IPC
State Vs. Ajit**

20.01.2026

The Undersigned is performing bail duty in pursuance to order No. 1632/35282-35305/Bail Power/Gaz./PDJ West/2025 dated 06.12.2025, partially modified by the Ld. Principal District & Sessions Judge (West), THC, Delhi.

This is an application u/s 483 of BNSS for grant of regular bail, moved on behalf of applicant/accused Ajit, pending adjudication.

Present: Sh. Vikram Dubey, Ld. Addl. P.P. for the State.
Sh. Lavam Tyagi, Ld. Counsel for the applicant/accused.
Sh. Gaurav M.Liberahan, Sh. B.K. Wadhwa, ms. Akriti Gupta and Sh.Mayank Maini, Ld. Counsels for the complainant.
IO/Insp. Deepak in person.

On inquiry, Ld. Counsel for the applicant/ accused states at Bar that there is no other bail application of the present applicant/accused pending before the Hon'ble High Court of Delhi or the Hon'ble Supreme Court of India.

Arguments heard. Put up for orders at 04:00 PM.

(Dr. Yadvender Singh)
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At 04:00 PM :

Matter is taken up again for Orders.

Present : Sh.Vikram Dubey, Ld. Addl. PP for the State.

1. The Court has perused the record carefully.
2. It is argued by the Id. Counsel for the applicant/accused that accused is innocent and has been falsely implicated in the present case. The applicant/accused is in J.C. since 29.01.2025. the first regular bail application of the applicant/accused was dismissed by the Court of Ms. Sheetal Rani, Ld. JMFC-12 vide order dated 27.11.2025. He is sole bread earner of his family. He has clean antecedents and if granted bail, he is ready and willing to abide by all the terms & conditions imposed by this Court.
3. Grant of bail is opposed by the Id. Addl. P.P. for the State duly assisted by the IO on the ground that the accused is involved in grave and serious offence and if the applicant/accused is granted bail, there are chances that he may jump the bail or influence the prosecution witnesses or evade the process of law.
4. Story of the prosecution spells out as per reply of the IO is that the complainant was cheated by the accused persons including the present applicant/accused on the pretext of exchanging of one property of the present applicant/accused at Green Park with the property of complainant at Lajwanti Garden,

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for which accused persons took an amount of Rs. 2,23,00,000/- as part payment from the complainant. They also duped the complainant to execute a registered Special Power of Attorney in their favour for his Lajwanti Garden property. The witnesses in the Special Power of Attorney are stated to be known to the applicant/accused. Out of the aforesaid amount of Rs. 2,23,00,000/-, an amount of Rs.70 lakhs was stated to be given by the complainant to the present applicant/accused through Online transaction. It is stated that the Green Park property had already been sold by the present applicant/accused to M/s Rubel Florist Pvt. Ltd. and a forged Sale deed was handed over to the complainant. The applicant/accused is also involved in case FIR No. 122/2023 u/s 420/406/120B registered at PS Safdarjung Enclave, Delhi. It is also mentioned that the report pertaining to the forged sale deed shas been received from the FSL, Rohini, mentioning that forged signature of Rajdeep Oberoi has been made by the co-accused Dhankesh Yadav, who is the partner of the applicant/accused. The applicant/accused was earlier declared Proclaimed offender and he is not having permanent address.

5. Ld. counsel for the applicant/accused has also relied upon an undertaking as annexed alongwith the application to show the settlement between the parties. However, Ld.Counsel for the complainant objects the undertaking and submits that the same is

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forged document, which bears the forged signatures of the complainant.

6. Perusal of the record shows that the bail application of co-accused Dhankesh Yadav was dismissed by this Court vide order dated 31.10.2025 and the role of the present applicant/accused is similar with co-accused Dhankesh Yadav in the present case.

7. The Hon'ble Apex Court time and again has reiterated the factors to be borne in mind while considering an application for bail i.e. (i) whether there is any prima-facie or reasonable ground to believe that the accused had committed the offence; (ii) nature and gravity of the accusation; (iii) severity of the punishment in the event of conviction; (iv) danger of the accused absconding or fleeing, if released on bail; (v) character, behaviour, means, position and standing of the accused; (vi) likelihood of the offence being repeated; (vii) reasonable apprehension of the witnesses being influenced; and (viii) danger, of course, of justice being thwarted by granted of bail.

8. Keeping in view all the facts & circumstances of this case, the nature & gravity of offence alleged as well as considering the fact that the applicant/accused is one of the main accused and he was earlier remained Proclaimed offender and he is also involved in other case of similar nature, this Court is not inclined to grant bail to the applicant/accused Ajit and hence, the same stands dismissed.

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9. However, nothing expressed herein shall tantamount to have any expression of opinion upon the merits of the case.
10. Copy of this order be given dasti to Id. Counsel for the applicant/accused and the IO, as prayed for and be also sent to the concerned Jail Supdt. for intimation.
11. Application is accordingly disposed of.

(Dr. Yadvender Singh)
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