

Order below Exh.1
(Passed on 15/06/2026)

Heard learned advocate for the applicant/accused at length. He sought to demonstrate that this is primarily a dispute arising out of 2 parties to the joint venture agreement of development and sale of immovable property. He submitted that the dispute raised by the complainant pertains to 3 flats viz. Flat Nos.301, 902 and 1102. Out of the same, Flat Nos.902 and 1102 belong to the applicant, and the deed thereof is also signed by the informant. As regards the sole remaining flat under dispute viz. Flat No.301, the same is also sold to a third party for consideration of Rs.1.74 crores. According to the accused, he had, some time in the past, extended financial help of Rs.1.9 crores to the complainant. Hence, the accused sought to adjust the said advances against the 50% consideration payable out of sale proceeds of Flat No.301 to the informant.

2. The I.O. strongly opposes grant of protection against arrest. Going by the case of applicant/accused, he was supposed to pay 50% of the sale proceeds of Flat No.301 to the informant complainant. The issue of adjusting the advances in the past comes later. Right now, the hanging sword of arrest is there. The applicant/accused vouches to deposit Rs.87 lakhs in the court, if he is afforded protection against arrest. He seeks time of few days to arrange for the said deposit in the court.

3. Having regard to the aforesaid submission, there shall be no coercive action of arrest against the applicant/accused till next date i.e. 23/06/2026.

Date : 15/06/2026

(S.S. Kanthale)
Additional Sessions Judge,
Pune