

**Cri. Bail Appln. No.43/2026**  
(CNR No. MHST-21-000099-2026)

**Chayya Vs. State**  
(Phaltan City Police Station C. R. No.790/2023)

**ORDER PASSED BELOW EXH.04.**

(Dtd.26.02.2026)

1] This is an application preferred by accused **Chayya Dattatray Patole** for releasing her on ad-interim anticipatory bail under Section 482 of the Bharatiya Nagarik Suraksha Sanhita 2023.

2] Heard Ld. Advocate Shri. S. S. Deshpande for accused. Perused record.

3] In this case, it is alleged that complainant Amol Gorakh Aatole and accused Dattatray Baban Patole are known to each other since the year 2016. The said accused Dattatray Baban Patole is having knowledge that, on 18.05.2023 complainant received Rs.15,00,000/- from his land transaction. Accused Dattatray Baban Patole and his wife Chayya Dattatray Patole i.e. this accused have suggested to the complainant to purchase Gat no. 190 admeasuring 1 H 68 R situated at Wathar Nimbalkar contending that it is owned by his Sister-in-law namely Kavita Sandip Jadhav. Then accused Dattatray Baban Patole introduced his sister-in-law Kavita Sandip Jadhav, her daughter Gauri Sandip Jadhav and her son Shubham Sandip Jadhav at Janainagar, Rajale, Tal. Phaltan. On the 7x12 extract of land, name of one Sharad Bhimrao Jadhav was mutated. All above mentioned persons convinced complainant that Sharad Bhimrao Jadhav is the name of deceased

Sandip Bhimrao Jadhav and both names are of one person. All above mentioned persons executed affidavit to that effect before Executive Magistrate, Phaltan. On the basis of said affidavit, all accused have executed registered agreement to sale and power of attorney in favour of complainant on 11.08.2023 and accepted total amount of Rs.20,00,000/-. When complainant tried to mutate the said registered agreement to sale on 7x12 extract of Gat no.190 at that time he came to know that land owner Sharad Bhimrao Jadhav is alive and accused Kavita Sandip Jadhav, Gouri Sandip Jadhav and Shubham Sandip Jadhav are not his legal heirs. Therefore, complainant came to know that all accused have cheated him. When complainant demanded his amount to accused Dattatray Baban Patole and Kavita Sandip Jadhav., they gave evasive answers to him. Then they issued three cheques of Rs.5,00,000/- each drawn on Union Bank, Branch Phaltan on 14.09.2023 in favour of complainant. They have also issued one cheque of Rs.4,00,000/- drawn on bank account of son Shivraj Dattatray Patole maintained in ICICI Bank. All accused assured that they will pay remaining amount of Rs.1,00,000/- afterwards. When complainant tried to encash said cheques, he came to know that there is no balance in the bank account of all accused. Hence, alleged offence.

4] Above stated facts show that this accused Chayya Dattatray Patole has not played any vital role in the alleged offence. It appears from the F.I.R. that role played by her is that she asked complainant to purchase the land and no further role is played by her. The maximum

punishment prescribed for the alleged offence is imprisonment up to seven years and fine. The alleged offence is pertaining to execution of documents. Therefore, immediate custodial interrogation with this accused is not necessary. The purpose of interrogation with this accused can be served by imposing condition that she should attend police station when called by investigation. The accused is of 45 years. Considering all above stated facts, it will be just and proper to grant ad interim anticipatory bail to accused.

5] Hence, I proceed to pass the following order.

### **ORDER**

1) Ad-interim anticipatory bail application at Exh.04 is hereby allowed.

2) In the event of arrest in connection with C.R.No.790/2023 registered in Phaltan City Police Station for the offence punishable under Sections under Sections 420, 464, 465, 468, 199, 200, 193/2 of the Indian Penal Code, 1860, accused **Chayya Dattatray Patole** be released on P.B. and S.B. of Rs.25,000/- and on following conditions:-

i) That accused shall not, directly or indirectly make any inducement, threat or promise to any person acquainted with the facts of the case so as to dissuade him from disclosing such facts to the court or to any police officer.

ii) That accused shall not leave India without the previous permission of the Court.

iii) That accused shall attend the Phaltan City police station as and when called by Investigation officer, till completion of investigation.

**PHALTAN**  
**Date : 26/02/2026**

**(R. S. Patil-Bhosale )**  
**Addl. Sessions Judge, Phaltan.**