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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ **BAIL APPLN. 292/2026, CRL.M.A. 2382/2026 & CRL.M.A. 2383/2026**

NAVEEN NAYYAR

.....Petitioner

Through: Mr. M S Oberoi, Advocate

versus

STATE (GOVT. OF NCT OF DELHI)

.....Respondent

Through: Mr. Sunil Kumar Gautam, APP

CORAM:

HON'BLE MR. JUSTICE MANOJ JAIN

ORDER

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30.01.2026

1. Applicant seeks regular bail in FIR No. 86/2007 dated 23.02.2007, for commission of offences under Sections 420/34 IPC, registered at P.S. Krishan Nagar.
2. According to learned counsel for applicant, the FIR was registered in the year 2007 and applicant was enlarged on interim bail, subject to deposit of sum of Rs. 11,00,000/-. He deposited such amount and thereafter his bail was regularized.
3. He submits that, in the interregnum, the applicant/accused had been arrested in some other case and was lodged in jail in Punjab and, therefore, he could not appear in the present proceedings, which resulted in issuance of process under Section 82 Cr.P.C. and he was, eventually, declared '*proclaimed offender*' in the year 2019. It was only later on, pursuant to issuance of production warrants that the accused was re-arrested in the present in the matter and is in custody since 01.04.2024.
4. According to learned counsel for applicant, the issue emanates from *agreement-to-sell*. He submits that the complainant had entered into an *agreement-to-sell* with the applicant and his co-accused regarding one

BAIL APPLN. 292/2026

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property situated at Babar Road, Bengali Market and complainant had paid Rs. 54,00,000/- as earnest money under such *agreement-to-sell*.

5. The complainant was assured about the title of the property as perfect and marketable but it was, later on, discovered that the title was not perfect, which resulted in the registration of the abovesaid FIR.

6. The case is, reportedly, at the stage of prosecution evidence.

7. IO/SI is also present in the Court and does confirm the factum of deposit of Rs.11,00,000/- by the applicant at the earlier stage.

8. Keeping in mind the age of the case, the period of incarceration and the fact that during the interregnum, the applicant was serving sentence in another jail, applicant is enlarged on bail on his furnishing personal bond in a sum of Rs. 25,000/- with two sureties of like amount. Subject to the satisfaction of learned Trial Court/Chief Judicial Magistrate/Duty Judicial Magistrate First Class, one of the surety would be local.

9. Application stands disposed of in aforesaid terms.

10. A copy of this order be sent to learned Trial Court and also to Jail Superintendent for information and compliance.

11. Pending application also stands disposed of.

MANOJ JAIN, J

JANUARY 30, 2026/sw/js