



IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH

CRM-M-53060-2024
DECIDED ON: 24.10.2024

INDERJEET SINGH
.....PETITIONER

VERSUS

STATE OF PUNJAB
.....RESPONDENT

CORAM: HON'BLE MR. JUSTICE SANDEEP MOUDGIL

Present: Mr. Ranbir Singh Sekhon, Advocate
for the petitioner.

Mr. Jaspal Singh Guru, AAG, Punjab.

SANDEEP MOUDGIL, J (ORAL)

1. Relief sought
- The jurisdiction of this Court has been invoked under Section 482 BNSS, 2023 for grant of anticipatory bail to the petitioner in FIR No.162, dated 01.10.2024, under Sections 420, 467, 468, 471, 120-B IPC, registered at Police Station Sadar Ferozepur, District Ferozepur.
2. Prosecution story setup in the present case as per the version in the FIR as under:-

*“To the Senior Superintendent of Police, Ferozepur.
Subject: Regarding forcefully occupying my house by
Forging the documents. Sir, it is requested that
Respectfully, I have a house located at No. 178, Bedi
Colony, Ferozepur City. In 2022, after the death of my
son Rahul Bhandari, I came to Ferozepur City. During
this time, Jarnail Singh son of Channan Singh resident of
Sadhu Shah Wala along with property dealers visited my*

house twice to see it. However, I refused to sell or rent out the house. After I left for the USA, my nephew Amandeep Bedi, son of Amarjeet Singh Bedi, was taking care of my house. The property dealers approached him to rent my house. My nephew informed me about this and asked me to rent out the house, but I refused. I had already refused to rent the house to the dealers and Jarnail Singh earlier, but they assured me that they would vacate the house on time. Trusting them, I agreed to rent out the house and on 25/04/2023, I rented my house to Jarnail Singh for 11 months until 25/03/2024 at a monthly rent of Rs. 15,000/-. The written agreement was prepared by my nephew Amandeep Bedi with Jarnail Singh. At the time of writing the rent agreement, Jarnail Singh gave Rs. 20,000/- as advance security, which he deducted from the rent in advance. After the term ended, when I asked Jarnail Singh to vacate the house, then Jarnail Singh requested an extension of 2 months to find a new place and told that when I will get the house then I will vacate your house. Trusting my nephew's advice, I granted 2-month extension to Jarnail Singh and my nephew Amandeep Bedi also done writing in this regard with Jarnail Singh on 04.05.2024 and the time period for vacating the house as per this agreement was extended for two months from 25.04.2024 to 25.06.2024. My nephew sent me a WhatsApp message on 04.05.2024 from his whatsapp no. +917340821632 informing me about the extension, which is also available with me. However, even after 2 months, Jarnail Singh has not vacated my house or paid the rent. When I asked him to vacate the house and to pay the outstanding rent, he abuses me and threatens to kill me. Therefore, I have filed a complaint with your office. During the investigation, I have found that the copy of the rent agreement submitted

by Jarnail Singh to the Deputy Superintendent of Police, City Ferozepur, shows that Amandeep Bedi granted him a one-year term from 25.04.2024 to 24.03.2025. However, the copy sent to me by Amandeep Bedi shows a 2-month term from 25.04.2024 to 25.06.2024. Both documents have the same serial number and date, which clearly shows that my nephew Amandeep Bedi and Jarnail Singh in-connivance with each other trying to occupy my house, for which they have prepared the fake documents. Despite this Amandeep Bedi took the goods from my house worth of Rs. 1,50,000/- to his house and I asked him to save Rs.3,00,000/- but now he is not repaying the money. Now I came to know that they are having connection with criminal persons and land Mafia, who are illegally occupying the lands of NRI Peoples. Kindly take legal action against them and justice be given to me. Your's Sincerely Sd/- Kamlesh Bhandari wife of Late Rajan Bhandari I/o House no.178, Bedi Colony, Phase-1, Ferozepur City at present resident of America.”

3. **Contention**

On behalf of the petitioner

Learned counsel for the petitioner contends that the petitioner has been falsely implicated in the present case as he is only a witness to the said rent note and the original rent deed was got prepared by Amandeep Bedi, nephew of the complainant and the same was in his possession alone. He further contends that said Amandeep Bedi has committed a fraud with the complainant and not the petitioner as he is also a victim. It has been further contended that the petitioner has nothing to do with the alleged crime and no offence is made out against him. He asserts that the petitioner is

ready and willing to join the investigation and cooperate with the investigating agency.

On behalf of the State

Learned State Counsel appearing on advance notice, opposes the prayer for grant of anticipatory bail to the petitioner on the ground that the petitioner along with other co-accused have committed serious offence of forgery and cheating with the complainant.

4. **Analysis**

Be that as it may, considering the fact that the petitioner is only a witness to the alleged rent note and is ready and willing to join the investigation and cooperate with the investigating agency, this Court is of the considered view that the petitioner deserves the concession of anticipatory bail at this stage.

5. **Decision**

In the light of above, the petitioner is directed to be released on anticipatory bail subject to his joining investigation with the Investigating Officer concerned within a period of one week from today, on furnishing of personal/surety bonds to his satisfaction. The petitioner shall also abide by the terms and conditions as envisaged under Section 482(2) of BNSS, which are reproduced below:-

‘When the High Court or the Court of Session makes a direction under sub-section (1), it may include such conditions in such directions in the light of the facts of the particular case, as it may think fit, including-

(i) a condition that the person shall make himself available for interrogation by a police officer as and when required;

- (ii) a condition that the person 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;
- (iii) a condition that the person shall not leave India without the previous permission of the Court;
- (iv) such other condition as may be imposed under sub-section (3) of section 480, as if the bail were granted under that section.'

However, it is made clear that in case the petitioner does not comply with the aforesaid direction of joining the investigation within a period of one week, the order passed by this Court today shall automatically stands cancelled.

In the aforesaid terms, the present petition stands allowed.

24.10.2024

Poonam Negi

(SANDEEP MOUDGIL)
JUDGE

Whether speaking/reasoned
Whether reportable

Yes/No
Yes/No