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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

+ **BAIL APPLN. 3924/2024**

HABHAJAN SINGH @ BHAJAN SINGH

.....Petitioner

Through: Mr. Deepak Kumar Sharma, Mr.
Ashish Sharma and Mr. Neeraj
Kumar, Advocates.

versus

STATE NCT OF DELHI

.....Respondent

Through: Mr. Amit Ahlawat, APP for the State.
Mr. Anuj Arya, Mr. Manish Khatri,
Advocates for respondent.

+ **BAIL APPLN. 3931/2024**

GURDEEP SINGH

.....Petitioner

Through: Mr. Deepak Kumar Sharma, Mr.
Ashish Sharma and Mr. Neeraj
Kumar, Advocates.

versus

STATE GOVT. OF NCT OF DELHI

.....Respondent

Through: Mr. Amit Ahlawat, APP for the State.
Mr. Anuj Arya, Mr. Manish Khatri,
Advocates for respondent.

+ **BAIL APPLN. 3934/2024**

GURDAYAL SINGH

.....Petitioner

Through: Mr. Deepak Kumar Sharma, Mr.
Ashish Sharma and Mr. Neeraj
Kumar, Advocates.



versus

STATE OF NCT OF DELHI

.....Respondent

Through: Mr. Amit Ahlawat, APP for the State.
Mr. Anuj Arya, Mr. Manish Khatri,
Advocates for respondent.

CORAM:

HON'BLE MR. JUSTICE ANISH DAYAL

ORDER

16.12.2024

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1. The matter had been amicably resolved before the Delhi High Court Mediation and Conciliation Centre and the settlement agreement dated 22nd November 2021 has been placed on record.
2. It is stated by counsel for petitioner that the first *tranche* of payment in compliance of the settlement terms has been paid. The same is confirmed by counsel for complainant.
3. These petitions have been filed seeking anticipatory bail in FIR No. 585/2024 under Section 420/34 IPC registered at P.S. Alipur.
4. The issue arises out of an agreement to sell between the petitioners and the complainant on 3rd March 2023. It is contended that out of the total sale consideration agreed at Rs.3,14,00,000/- complainants made part payments of Rs.31,50,000/- through cheques and in cash and remaining balance of Rs.2,82,50,000/- was to be paid by complainants to petitioners at the time of registration.
5. Complainants got signatures of petitioners on the application for the issuance of Land Status Report/NOC with the Department of Revenue.



Petitioners claim that they were told that complainants to do not have the balance amount of money and therefore they did not apply for the NOC.

6. Petitioners had been granted interim protection by this Court *vide* order dated 25th October 2024.

7. In light of the above, the Court is of the considered opinion that the petitioner is entitled to anticipatory bail. Consequently, in the event of arrest the petitioner be released on bail on furnishing a personal bond in the sum of Rs. 25, 000/- with one surety of the like amount subject to the satisfaction of the arresting officer/IO/SHO concerned, further subject to the condition that the petitioner will join investigation as and when directed and not influence any witness/complainant/victim or tamper with evidence of the case.

8. Petitions are disposed of with the above directions.

9. The complainant will have a right to approach this court, in the event, the terms of settlement are not complied with.

12. '*Dasti*'

13. Order be uploaded on the website of this Court.

ANISH DAYAL, J

DECEMBER 16, 2024/RK/kp