



CRM-M-60304-2025, CRM-M-60794-2025 and
CRM-M-64042-2025

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IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH

CRM-M-60304-2025

Charanjit Kaur
.....Petitioner

Versus
State of Punjab and another
.....Respondent

CRM-M-60794-2025

Karamjit Kaur
.....Petitioner

Versus
State of Punjab
.....Respondent

CRM-M-64042-2025

Balwinder Singh @ Bunty
.....Petitioner

Versus
State of Punjab
.....Respondent

Decided on: 25.02.2026

CORAM: HON'BLE MR. JUSTICE SANJAY VASHISTH

Present: Mr. Hasrat Brar, Advocate
for the petitioner(s) (in CRM-M-60304-2025)

Mr. S.S. Majithia, Advocate (through V.C.)
for the petitioner (in CRM-M-60794-2025 and CRM-M-64042-2025)

Mr. Neeraj Madaan, Sr. DAG, Punjab

Mr. Himanshu Puri, Advocate and
Mr. Sunny Singla, Advocate
for the complainant



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SANJAY VASHISTH, J. (ORAL)

1. By way of this common order, all the above-mentioned petitions are being decided together as these arise out of the same FIR and common allegations.
2. All the above mentioned accused namely–(i) Charanjit Kaur (ii) Karamjit Kaur and (iii) Balwinder Singh @ Bunty have filed petition(s) under Section 482 of the BNSS, 2023 (earlier Section 438 Cr.P.C.), is for grant of anticipatory bail to the petitioners, who have been booked in a criminal case arising out of FIR No.129 dated 30.08.2025, under Sections 419, 420, 465, 467, 468, 471 and 120-B IPC at PS Sadar Ahmedgarh, District Malerkotla.
3. As per photocopy of the status reports filed by the State, qua all three petitioners – Charanjit Kaur(mother of accused Balwinder Singh), Karamjit Kaur (massi of accused Balwinder Singh) and Balwinder Singh, following was found during investigation qua their role :

17. CRM-M No. 60304 of 2025.

ROLE AND CONNECTING EVIDENCE AGAINST THE PETITIONER/CHARANJIT KAUR

That it is respectfully submitted that the material collected during inquiry and investigation clearly establishes that the petitioner-Charanjit Kaur wife of Baljit Singh is a direct beneficiary of the fraudulent transactions, inasmuch as she acquired land measuring 3 biswas, 15 biswas along with residential structure vide registered Sale Deed (Vasika) No. 2024-25/130/1/148 dated 22.04.2024, executed by accused Bhajan Singh on the basis of private Will dated 17.08.2019, Mutation No. 6828 dated 09.01.2024 and Powers of Attorney dated 12.03.2024 and 04.12.2023, which during verification were found to be forged and fabricated; that the office of the Deputy Commissioner, Malerkotla, vide reply No. 328/Hrs dated 19.03.2025,



stated that endorsement No. 60/HRA dated 04.12.2023 was not issued from the said office; that passport record of respondent No.2-Daljit Singh establishes that he had returned to the United States on 30.11.2023 and was not present in India at the time of execution of the Power of Attorney dated 12.03.2024; that the sale deed in favour of the petitioner was executed on the same day i.e. 22.04.2024 along with Sale Deed (Vasika) No. 2024- 25/130/1/147 in favour of other co-accused beneficiaries, thereby reflecting coordinated transfer of the disputed property; that the petitioner is the mother of co-accused Balwinder Singh alias Bunty, who has been identified during inquiry as the person who prepared and facilitated the forged documentation; and that the chain of documentary record including inheritance Mutation No 6725, subsequent Mutation No. 6828, registered sale deeds, official verification reports and statements of attesting witnesses, when read conjointly, prima facie establishes her conscious benefit arising out of forged instruments.

13. CRM M. No.- 60794 of 2025

**ROLE AND CONNECTING EVIDENCE AGAINST THE
PETITIONER-KARAMJIT KAUR**

That it is respectfully submitted that the property in question originally stood in the name of late Tara Singh and, upon his demise, Mutation No. 6725 was sanctioned in favour of his legal heirs including respondent No.2-Daljit Singh and Mukhtiar Kaur. It is stated that thereafter a private Will dated 17.08.2019 was relied upon and, on the basis thereof, Mutation No. 6828 was sanctioned in favour of accused Bhajan Singh. It is further stated that subsequent mutation proceedings including Mutation No. 6943 were effected on the strength of the said Will and related documents. It is stated that Sale Deed dated 10.09.2024 was executed in favour of the present petitioner in respect of land measuring 1 bigha 10 biswas on the basis of the aforesaid mutations. The petitioner is stated to be the sister-in- law of co-accused Balwinder Singh alias Bunty, who has



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been named as a facilitator in the preparation and execution of the documents forming the basis of the transfer. It is further stated that the cheque reflected as sale consideration in the said transaction was not utilised, as per bank verification. The title conveyed to the petitioner is stated to be derivative of the above- referred Will and mutations, and the investigation with regard to her role and the connected documentary evidence is in progress. That in order to ascertain the petitioner's prior knowledge of the forged documents, confront her with the incriminating material on record, and unearth the larger conspiracy, custodial interrogation is indispensable for completion of fair and effective investigation

12. CRM-M-64042-2025

ROLE AND CONNECTING EVIDENCE AGAINST THE PETITIONER-BALWINDER SINGH

That it is respectfully submitted that the complainant has specifically stated that the present petitioner-Balwinder Singh alias Bunty was instrumental in coordinating and facilitating the preparation of the forged private Will dated 17.08.2019 and in ensuring its utilisation for securing fraudulent Mutation No. 6828 dated 09.01.2024. It is further stated that the petitioner facilitated the execution and registration of the forged Power of Attorney dated 12.03.2024 by arranging impersonation of respondent No.2-Daljit Singh, despite official records establishing his presence abroad at the relevant time. It is further borne out that subsequent sale deed dated 22.04.2024 was executed in favour of the petitioner's mother, thereby demonstrating conscious participation and derivative benefit. The cumulative documentary and revenue record prima facie establishes the petitioner's active involvement and complicity in the criminal conspiracy..”

4. There is no denial even by the prosecution and the complainant that



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Karamjit Kaur and Charanjit Kaur are not found involved directly at any stage of preparation/execution of documents, in regard to the land in question, true owner of which at that relevant time was residing abroad. Both the petitioners – Charanjit Kaur and Karamjit Kaur are closely related to co-accused-Balwinder Singh @ Bunty as mother and massi. Therefore, as argued by counsel for the petitioner(s) representing Charanjit Kaur and Karamjit Kaur, co-accused Balwinder Singh has misused the relationship by getting the sale deeds in their names, though, both the petitioners, who are women were not having any knowledge of the transactions or even the sale consideration, if any, has been paid or not in lieu thereof.

5. Considering the aspect that both the petitioners-Charanjit Kaur and Karamjit Kaur are women and are not found involved in preparation of the documents i.e. General Power of Attorney, sale deeds etc., ad-interim bail orders dated 03.11.2025 and 31.10.2025 passed by this Court are hereby made absolute. Accordingly, both the petitions i.e. CRM-M-60304-2025 and CRM-M-60794-2025 are allowed.

6. The petitioners shall continue to join the investigation as and when required to do so and abide by all the terms and conditions laid down under Section 482(2) of BNSS, 2023.

7. However, present order would be subject to the submission of their passport to the Investigating Agency or to Court concerned, if they possess, within a period of one week from today. Otherwise, they would submit an affidavit, disclosing the fact that they do not possess any passport.

8. It is clarified that in case, aforesaid condition is not complied with,



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this order would be considered as *non est* automatically.

9. As far as petitioner-Balwinder Singh @ Bunty (in CRM-M-64042-2025) is concerned, learned counsel for the petitioner argues that infact cheque amounting to Rs. 9,50,000/- was given to Bhajan Singh (GPA holder). However, without submitting it to the bank for its encashment, he requested for return of the cheque and to pay the amount in cash, therefore, the amount of Rs. 9,50,000/- was paid to Bhajan Singh by the petitioner-Balwinder Singh @ Bunty in cash, after taking back the cheque. Such a *modus operandi* is very common in such like cases and, therefore, plea of Balwinder Singh @ Bunty is not accepted. Rather it appears that he has misused the relationship of his own respectables in the family and, therefore, does not deserve any concessional relief based on the principle of equity.

10. Accordingly, petition filed by the petitioner-Balwinder Singh @ Bunty (CRM-M-64042-2025) is dismissed.

11. A photocopy of this order be placed on the files of other connected cases.

25.02.2026
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(SANJAY VASHISTH)
JUDGE

Whether speaking/reasoned: Yes/No
Whether Reportable: Yes/No