



CRM-M-61923-2025

1

**IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH**

103

**CRM-M-61923-2025
Decided on :27.02.2026**

Raj Rani

. . . Petitioner(s)

Versus

State of Punjab

. . . Respondent(s)

CORAM: HON'BLE MR. JUSTICE SANJAY VASHISTH

Present: Ms. Yaseen Sethi, Advocate for the petitioner.

Mr. Neeraj Madaan, Sr. DAG, Punjab.

SANJAY VASHISTH, J. (Oral)

1. Present petition has been filed under Section 483 Cr.P.C. (now Section 482 of BNSS), seeking anticipatory bail in FIR No. 151 dated 17.09.2025, registered under Sections 420 and 120-B IPC at Police Station Haibowal, District Ludhiana.

2. The FIR was lodged by complainant Amarjit Singh against the following accused: i) Suresh Gupta , ii) Raj Rani, iii) Vijay Kumar, and iv) Gurwinder Kaur w/o Jaswinder Singh.

Learned counsel for the petitioner contends that effectively there are only three accused, as no case has been registered against the fourth accused, Gurwinder Kaur.

3. According to the allegations, co-accused-Suresh Gupta (son of petitioner) a property dealer, entered into an agreement with the complainant for the sale of Flat No. 4 (Ground Floor) and Flat No. 12

**CRM-M-61923-2025****2**

(First Floor), each measuring 90 square yards, situated at Village Jassia, Tehsil and District Ludhiana, for a total consideration of Rs. 15 lakhs, as reflected in the agreement to sell.

Learned counsel for the petitioner submits that the alleged agreement was executed by the complainant, Amarjit Singh, with co-accused Suresh Gupta, who is the son of the petitioner. Property in question was in the name of the petitioner; however, she neither negotiated nor authorized any sale or execution of documents in favor of the complainant. Further, amount of Rs. 3 lakhs was deposited by complainant-Amarjit Singh, through cheques directly into the bank account of co-accused Suresh Gupta.

4. On 04.11.2025, following was recorded:

“ Present petition has been filed under Section 482 of BNSS for grant of anticipatory bail to the petitioner in FIR No.151 dated 17.09.2025 under Sections 420 and 120-B of IPC, registered at Police Station Haibowal, District Ludhiana.

Learned counsel for the petitioner has contended that the petitioner has been falsely implicated in the present case, She is an old lady of 67 years and is mother of co-accused Suresh Gupta. He has submitted that no such agreement as alleged was ever executed by the petitioner and she had not received any earnest money/ sale consideration. FIR in the present case has been registered after delay of about three years. Co-accused Vijay Kumar, has already been granted interim relief by this Court vide order dated 29.10.2025 in CRM-M-60305-2025. He



CRM-M-61923-2025

3

submitted that the petitioner is ready and willing to join the investigation.

Notice of motion.

Mr. Navdeep Singh, DAG, Punjab, accepts notice on behalf of the respondent-State and seeks time to file status report.

Mr. Namish Sodhi, Advocate has put in appearance on behalf of the complainant and filed his memo of appearance.

List on 12.02.2026.

Meanwhile, the petitioner shall join the investigation and would come present as and when called for and in the event of arrest, the petitioner shall be released on interim bail on his furnishing personal and surety bonds to the satisfaction of Arresting/ Investigating Officer. The petitioner shall also abide by the conditions as specified under Section 482(2) BNSS.”

5. Learned counsel for the petitioners further contends that, in compliance with the order dated 04.11.2025 passed by the Co-ordinate Bench of this Court, petitioner has joined the investigation and has extended full cooperation. She, therefore, prays for confirmation of the interim anticipatory bail order.

6. Learned State counsel on instructions from ASI Omparkash, submits that in pursuance of the directions issued by the co-ordinate Bench of this Court, the petitioner joined the investigation on 26.12.2025 and as of now, his custodial interrogation is not required.

**CRM-M-61923-2025****4**

7. Since, petitioner has already joined the investigation and custodial interrogation is no more required; ad-interim bail order dated 04.11.2025 passed by the co-ordinate bench of this Court is hereby made absolute. Accordingly, present petition is allowed.

However, petitioner 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.

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

It is clarified that in case, aforesaid condition is not complied with, this order would be considered as non est automatically.

8. Accordingly, petition stands disposed of.

(SANJAY VASHISTH)
JUDGE

27.02.2026***Rashmi***

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