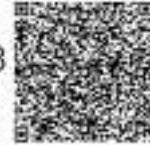


2026.PHHC.031088



IN THE HIGH COURT OF PUNJAB & HARYANA
AT CHANDIGARH

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CRM-M-65112-2025

Date of decision: 25th February, 2026

Gurpeet Singh Sidhu

...Petitioner

Versus

State of Punjab

...Respondent

CORAM: HON'BLE MRS. JUSTICE MANISHA BATRA

Present: Mr. Sonpreet S. Brar, Advocate for the petitioner.

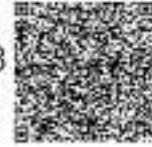
Mr. Roshandeep Singh, Assistant Advocate General, Punjab.

MANISHA BATRA, J (ORAL):-

The present petition has been filed under Section 483 of the Bharatiya Nagarik Suraksha Sanhita, 2023 (for short 'BNSS') by the petitioner seeking grant of regular bail in case bearing FIR No. 114 dated 22.07.2020 registered under Sections 406 and 420 of IPC at Police Station Kharar, SAS Nagar (Mohali).

2. The aforementioned FIR was registered on the basis of a written complaint submitted by the complainant Satpal Singh, alleging that he had booked an apartment in the name of his daughter in the year 2012 in one project named as "Emerging World" which had been floated by the present petitioner, who is Managing Director of the same. An amount of Rs. 16,69,000/- had been paid by him. A dispute had arisen qua the title of the land over which the apartments were constructed, and the petitioner put off

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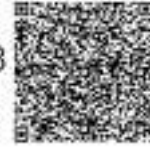


the matter by asking the complainant to shift to another project but even the same could not be completed. In the year 2018, he was allotted an apartment in Emerging Height-3 Project. The construction was to be completed within three months. However, neither the same was completed nor possession of the alleged apartment was given to the complainant, though a total amount of Rs. 38,62,000/- was got deposited with him by the petitioner. By alleging that the petitioner caused wrongful loss of money to him with an intent to cheat him, he prayed for taking action in the matter. After registration of FIR, investigation proceedings were initiated. The petitioner was arrested on 27.04.2025. Investigation now stands completed.

3. It is argued by learned counsel for the petitioner that he has been falsely implicated in this case. In fact, the apartments of the project of Emerging Height-3 are ready for possession and their construction has been completed. The complainant was given intimation by his company to take possession but instead of doing so, he has lodged the present FIR. He is in custody since long. He is not required for further investigation. The subject offences are triable by Magistrate. The dispute between the parties is in fact of civil nature which is given a criminal colour. His further incarceration would not serve any useful purpose. The trial will take considerable time to conclude. With these broad submissions, it is urged that the petition deserves to be allowed.

4. *Per contra*, learned State counsel has argued that the allegations against the petitioner are serious in nature, who is a habitual offender being

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involved in nine other cases of similar nature. He has got invested hard earned money of several persons in his projects without intent to handover possession of apartments of those projects to such persons, thereby causing wrongful loss to them and cheat on them. It is further argued that there are chances of petitioner's committing similar offences or absconding, if extended benefit of bail as already he was declared a proclaimed person in some other cases. Therefore, it is stressed that the petition does not deserve to be allowed.

5. This Court has heard learned counsel for the parties at considerable length.

6. The petitioner is alleged to have duped the complainant of an amount of Rs. 38,62,000/- on the premise of allotting an apartment in his favour and handing over possession of the same after completion of construction. However, despite a period of 13 years having been passed, the possession of any such apartment is not proved to have been handed over to him so far. The petitioner is involved in several other cases of similar nature. The allegations prima facie show the factum of commission of offence of cheating by the petitioner. Taking into consideration the nature of the allegations as levelled against the petitioner, his antecedents, the fact that the trial is to commence shortly and there is nothing on record to show that there would be any undue delay in conclusion of the same, this Court is of the considered opinion that the petition does not deserve to be allowed. Accordingly, the same is dismissed.

7. It is, however, clarified that the observations made hereinabove

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shall not be construed as an expression of opinion on the merits of the case and shall not influence the outcome of the trial.

8. Since the main petition has already been decided, pending application, if any, is rendered infructuous.

[MANISHA BATRA]
JUDGE

25th February, 2026
Parveen Sharma

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|-------------------------------|---|----------|
| 1. Whether speaking/ reasoned | : | Yes / No |
| 2. Whether reportable | : | Yes / No |