



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

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**CRM-M-72677-2025
Decided on : 05.03.2026**

Chirag Chhabra

... Petitioner(s)

Versus

State of Punjab and others

... Respondent(s)

CORAM: HON'BLE MR. JUSTICE SANJAY VASHISTH

PRESENT: Mr. Nitin Rampal, Advocate
for the petitioner(s).

Mr. Vinay Malhotra, DAG, Punjab.

SANJAY VASHISTH, J. (Oral)

1. Instant petition has been filed under Section 528 of the BNSS, 2023 by the petitioner, Chirag Chhabra, seeking directions to respondents No. 1 to 3 to consider the petitioner's complaint dated 11.12.2025 (Annexure P-8) and thereafter to register a criminal case against the private respondents No. 4 to 6.

2. The petitioner, without being the owner or a prospective buyer of the property, allegedly incurred an expenditure of approximately ₹1,67,12,341/- for the regularization of residential plots No. 63 and 74, each measuring 418.06 sq. meters (500 sq. yards each), originally allotted to Simran Chopra and Rahul Singh Chopra.

3. Learned counsel for the petitioner submits that the houses were not being regularized by the Government offices and, therefore, the petitioner took it upon himself to incur the expenses and get the same regularized.

4. Having perused the complaint, this Court is of the view that the



dispute raised by the petitioner cannot be entertained directly in the present proceedings, nor can a specific direction be issued to the investigating agency for registration of a criminal case. The Hon'ble Supreme Court in *Sakiri Vasu v. State of U.P.*, AIR 2008 SC 907, has held that where the police fail to register an FIR or properly investigate a complaint, the aggrieved person has an efficacious alternative remedy of approaching the Magistrate under the relevant provisions of criminal law, who is empowered to issue appropriate directions for registration of an FIR and for ensuring a proper investigation. In view of the availability of such statutory remedies before the Magistrate, this Court does not find it appropriate to exercise its jurisdiction in the present matter.

5. In view of the above, present petition stands **dismissed**.

Pending misc. application(s), if any, also stand(s) disposed of.

(SANJAY VASHISTH)
JUDGE

March 05, 2026

J.Ram

Whether speaking/reasoned: Yes/No

Whether Reportable: Yes/No