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

\+ BAIL APPLN. 172/2026

BALDEV RAJ ARORA .....Applicant

Through: Mr. Anish Kumar, Mr. Avinash Kumar Sharma, Ms. Nikita Kumari and Ms. Anushka Singh, Advocates.

versus

STATE OF GOVT. OF NCT OF DELHI .....Respondent

Through: Mr. Raghuinder Verma, APP for the State with Mr. Aditya Vikram Singh, Advocate SI Manish Kumar, PS-NR-I, Crime Branch.

CORAM:
HON'BLE MR. JUSTICE SAURABH BANERJEE

<u>O R D E R</u>

% **26.02.2026**

1. By virtue of the present application under *Section 483* of the Bharatiya Nagarik Suraksha Sanhita, 2023 (***BNSS***), the applicant, namely Baldev Raj Arora, seeks grant of regular bail in proceedings arising out of FIR No.28/2021 dated 23.03.2021 registered at PS.: Crime Branch West, New Delhi under *Sections 419/420/467/468/471/120B/34* of the Indian Penal Code, 1860 (***IPC***) and *Section 82* of the Registration Act, 1908.

2. *Briefly put*, as per complaint of one Mr. Ramesh Kapoor (***Complainant***), owner of property bearing no.78, Bhera Enclave, Paschim Vihar, Delhi, compromising of three floors and one basement (***said property***), in August, 2018, the Complainant got to know from Union Bank of India that various Sale Deeds have been executed by unknown

persons *qua* the said property. It later transpired that *qua* the said property, first a housing loan of Rs.2,35,00,000/- was sanctioned from LIC Housing Finance Limited by some unidentified persons after executing a Sale Deed *qua* the ground floor thereof, then by another application by some unidentified persons before Punjab National Bank, Kotla Mubarakpur Branch (***PNB***) a term loan of Rs.2,17,50,000/- has been sanctioned *qua* the first floor thereof, and finally by another housing loan application by some unidentified persons before Canara Bank, Pitampura a loan of Rs.95,80,000/- lakhs had been sanctioned thereof.

3. Upon PNB approaching the Economic Offence Wing *qua* the said fraud/ scam, investigation was handed over the Crime Branch, and the present FIR was registered thence. During investigation as also based on the disclosure statement of one Mr. Shiv Nandan Pareek, being the Direct Selling Agent (***DSA***) of the Canara Bank, it was evinced that the applicant herein played an essential role in all the aforesaid conspiracy, and by forging various documents to execute the said Sale Deeds, he impersonated himself as the Complainant before the said Banks and the incumbent Sub-Registrar. The aforesaid were corroborated by the documentary evidences and the statements of witnesses under *Section 161* of the Code of Criminal Procedure, 1973 (***Cr.P.C.***) during investigation.

4. Learned counsel for the applicant, submits that the applicant is facing incarceration since 08.04.2021 despite the fact that the investigation *qua* the present applicant stands completed and as on date as many as 30 witnesses are yet to be examined, which anyways will take time. Relying upon "***State of Kerela vs. Raneef***; *2011 (1) SCC 784*, ***Sanjay Chandra vs. CBI***; *(2012) 1 SCC 40*, ***Satender Kumar Antil vs. CBI & Anr***.; *(2022) 10*

SCC 51, ***Gurbaksh Singh Sibba vs. State of Punjab***; *(1980) 2 SCC 565* and ***Manish Sisodia vs. Central Bureau of Investigation***; *(2024) 12 SCC 691*, the learned counsel submits that the primary purpose of bail is to ensure the applicant's presence at trial, mere allegations of flight risk or evidence tampering, without substance, are not sufficient to deny bail as also that the Courts should consider delay in concluding the trial whilst dealing with a bail application. As such, the learned counsel seeks grant of bail to the applicant.

5. *Per contra*, learned APP for State after handing over a copy of the latest Status Report, which is taken on record submits that the pivotal involvement of the applicant in the present scam/ fraud has already been recognized by this Court *vide* order dated 16.09.2021 in BAIL APPLN. 2853/2021 and the allegations attributed to him are of a serious and grave nature. The applicant has previously misused the interim bail granted to him *vide* order dated 13.07.2021 in BAIL APPLN. 1412/2021. The learned APP further submits that the applicant poses a significant flight risk and there exists a reasonable apprehension that, if released on bail, the applicant may tamper with evidence and exert influence over material witnesses. Thus, dismissal of the present bail application is pressed.

6. Heard learned counsel for the applicant as also the learned APP for the State and also perused the documents as also the Status Report on record as also the judgments relied upon.

7. As borne out, the present FIR does reflect that the applicant was involved in repeated acts of forgery of multifarious documents including one by DDA as well, and that too involving different Banks, and under the guise of impersonating multiple identities with huge transactions of

money. Thus, there are more than one factors cumulatively involved, which has been corroborated by documentary evidence as also statements of witnesses under *Section 161* of the Cr.P.C.

8. The above reflect that the applicant is not a fly by night operator and was all throughout consciously proceeding with the chain of events leading to registration of the present FIR.

9. In view of the aforesaid, especially the grave and serious allegations against the applicant and the persistent conduct of the applicant, even when he was out on bail, the present application is dismissed.

10. Needless to say, the expression of opinions, if any, are for the purposes of adjudication of the present application only, they shall have no bearing on the overall merit/ trial involved in the matter.

SAURABH BANERJEE, J.

FEBRUARY 26, 2026/NA