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

+ BAIL APPLN. 3628/2025&CRL.M.(BAIL) 1968/2025

KAIF AHMAD KHAN

.....Petitioner

Through: Mr. Uzair Ullan Khan, Mr. Deepesh Kasana, Advocates along with petitioner.

versus

STATE OF GNCT OF DELHI

.....Respondent

Through: Mr. Sunil Kumar Gautam, APP.
Mr. Yasir Arafat, Mr. Safuddin Khan
and Ms. Gulista, Advocates for R-2

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+ BAIL APPLN. 3849/2025 & CRL.M.A. 30015/2025

ABDUL AZIM KHAN

.....Petitioner

Through: Mr. Sacchin Puri, Senior Advocate with
Mr. Kamil Khan, Mr. Kunal Malhotra,
Ms. Ashna Bhola, Mr. Fardeen Khan,
Mr. Abhishek Singh and Mr.
Mohammad Arafat, Advocates

versus

STATE NCT OF DELHI

.....Respondent

Through: Mr. Sunil Kumar Gautam, APP.
Mr. Yasir Arafat, Mr. Safuddin Khan
and Ms. Gulista, Advocates for R-2

CORAM:

HON'BLE MR. JUSTICE MANOJ JAIN

ORDER

% **07.04.2026**

1. Applicants seek anticipatory bail in FIR No. 288/2025 dated 10.07.2025, registered at PS Jamia Nagar, for commission of offences under Sections 318(4)/336(3)/338/340(2)/3(5) of *Bharatiya Nyaya Sanhita* (BNS), 2023 (corresponding Sections 420/468/467/471/34 IPC).
2. The FIR in question was registered on 10.07.2025 on the basis of one complaint made by Mohd. Ashraf Khan. He alleged that the accused persons attempted to forcibly occupy his shop and were threatening to implicate in a false



case and were also threatening to eliminate him. According to complainant, he was told by someone that both the accused i.e. Kaif Ahmad Khan and Abdul Azim Khan had entered into some collaboration agreement with Akhtar Sultana, who was owner of the plot No. H-77/B, Sayed Road, Batla House, Jamia Nagar and on the basis of such collaboration agreement, they were constructing shops over there. He came into their contact and an agreement was entered into and as per the terms of agreement, he agreed to purchase a shop measuring size 10'x16' against total sale consideration of Rs. 34,75,000/-.

3. Out of the abovesaid sale consideration, he made payment of 25,00,000/- in cash and the balance amount was to be paid, after completion of the construction of the shop

4. The agreement was entered into on 13.10.2024.

5. It is important to mention herein that such agreement was between complainant and accused Kaif Ahmad Khan only.

6. The other accused i.e. Abdul Azim Khan signed as witness to the abovesaid agreement.

7. When the bail application of Kaif Ahmad Khan was taken up by this Court on 27.11.2025, with the consent of the counsel for the parties, the matter was referred to mediation.

8. As per report received from the *Delhi High Court Mediation and Conciliation Centre*, the matter has been amicably settled and in terms of *Settlement Agreement* dated 17.02.2026, the complainant has made further payment of Rs. 7.75 lacs to accused Kaif Ahmad Khan. A further sum of Rs. 2 lacs is to be made by the complainant to him, after installation of electricity meter in the said shop.

9. Today, accused Kaif Ahmad Khan is present with the keys of the shop and in terms of *Settlement Agreement*, the keys have been handed over to the



complainant, who is present with his counsel.

10. It is assured by the accused Kaif Ahmad Khan that by virtue of handing over the keys, the vacant and peaceful possession of the abovesaid shop has been handed over to the complainant. It is also assured that the suit shop is free from all encumbrances and has clear title.

11. Learned counsel for the complainant submits that in view of the abovesaid settlement and the fact that now the complainant has also received the keys of the suit shop, he leaves it to the discretion of the Court to pass appropriate orders with respect to the bail applications moved by both the accused persons. He, however, submits that immediate steps be taken for the purposes of installation of the electricity meter, to which, learned counsel for accused Kaif Ahmad Khan assures.

12. Keeping in mind the overall facts of the case and particularly, in view of the abovesaid settlement, both the abovesaid applications are disposed of with the direction to applicants to join the investigation as and when so directed. In the event of their arrest, the concerned SHO/I.O./arresting officer shall release them on bail on their furnishing personal bond and surety bond in a sum of Rs. 20,000/- each.

13. Applications stand disposed of.

14. Pending applications also stand disposed of in aforesaid terms.

MANOJ JAIN, J

APRIL 7, 2026/sw/js



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