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

+ **CRL.M.C. 52/2026**

H N CORPORATES PRIVATE LIMITED

.....Petitioner

Through: Mr. Arshdeep Singh Khurana, Ms. Neha Nagpal, Mr. M. Bhatt, Mr. Ajatshatru Singh Rawat, Mr. Sulakshan vedaitham and Ms. Nishtha Junjeja, Advocates.

versus

STATE NCT OF DELHI AND ANR

.....Respondents

Through: Ms. Shubhi Gupta, APP for the State. SI Maya, P.S. Preet Vihar. Mr. Kirti Uppal, Sr. Advocate with Mr. Mohit Bhandari, Mr. Himanshu Bhandari, Ms. Archisha Satyarthi and Mr. Akshat Sharma, Advocates.

CORAM:

HON'BLE MR. JUSTICE ANUP JAIRAM BHAMBHANI

ORDER

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06.01.2026

CRL.M.A. 193/2026 (exemption)

Exemption granted, subject to just exceptions.

Let requisite compliances be made within 01 week.

The application stands disposed of.

CRL.M.C. 52/2026

CRL.M.A. 192/2026 (stay)

By way of the present petition filed under section 528 of the Bharatiya Nagarik Suraksha Sanhita 2023, the petitioner (complainant) impugns order dated 20.12.2025 passed by the learned ASJ (FTSC) (RC), East District, Karkardooma Courts, Delhi, whereby the learned



trial court has granted anticipatory bail to respondent No.2 (accused) in case FIR No. 0062/2025 dated 15.02.2025 registered under sections 420/406/34 of the Indian Penal Code, 1860 at P.S.: Preet Vihar, East Delhi.

2. The dispute arises from an Agreement to Sell dated 03.12.2021, whereby the petitioner had agreed to purchase a certain immovable property situate in Uttarakhand from respondent No.2. The essence of the allegation is that during the subsistence of such agreement, respondent No.2 has sold a part of that property to a third-party.
3. Issue notice.
4. Learned counsel, as above, appear on behalf of the respondents on advance copy; and accept notice.
5. The court has heard Mr. Arshdeep Singh Khurana, learned counsel appearing for the petitioner; Ms. Shubhi Gupta, learned APP appearing for the State; as well as Mr. Kirti Uppal, learned senior counsel appearing for respondent No.2, at some length.
6. Upon a conspectus of the submissions made, and the documents on record, this court is *not* inclined to interfere with the anticipatory bail granted to respondent No.2 by the learned trial court *vide* order dated 20.12.2025.
7. However, considering the substance of the dispute, the conditions imposed *vide* order dated 20.12.2025 are modified by *adding* the following condition:
 - 7.1. Respondent No.2 shall deposit the entire sum of Rs. 1.5 crore received from the petitioner, before the learned trial court, *within 08 weeks*.



8. The above condition shall be in addition to the conditions already imposed *vide* para 10 of order dated 20.12.2025.
9. The present petition is disposed-of in the above terms.
10. Pending applications, if any, also stand disposed-of.
11. The deposit made by respondent No.2 shall be without prejudice to the rights and contentions of either of the parties.
12. Needless to add, that respondent No.2 shall be obliged to join investigation, as and when called by the Investigating Officer, by written notice under section 35(3) of BNSS.

ANUP JAIRAM BHAMBHANI, J

JANUARY 6, 2026

V.Rawat