

IN THE COURT OF TPS RANDHAWA, ADDITIONAL SESSIONS
JUDGE, MOHALI. (UID NO.PB0256)

Case Details

Case Type	Bail Application
Regn. No.	BA-2388-2026
CNR No.	PBSA01007534-2026
Date of order	13.08.2026

Amandeep Kaur aged about 45 years wife of Sh. Dalbir Singh, resident of House No. 84-B, Nijjer Road, Near Radha Soami Satsang Beas Center, New Model Town, Chajju Majra, Kharar, District SAS Nagar, (Mohali).

...Applicant.

Versus

1. State of Punjab through Senior Superintendent of Police, Mohali.
2. SHO, P.S. NRI SAS Nagar, (Mohali).

...Respondents.

FIR No. 19 dated 10.07.2026
U/s. 318(4), 319(2), 324(4), 338, 336(3), 340(2), 61(2) of BNS
Police Station: NRI, SAS Nagar, Mohali

2nd anticipatory Bail application under Section 482 BNSS.

Present: Sh. G.S. Kler, Advocate for applicant/accused.
Sh. PPS Brar, Additional PP for the state.
Sh. Harkishan Singh, Adv, counsel for complainant.

ORDER:

1. Applicant/accused has filed the present **second application** under Section 482 of the Bharatiya Nagarik Suraksha Sanhita, 2023 (BNSS) for grant of anticipatory bail.
2. Report of Ahlmad received that one bail application qua the present applicant/accused was dismissed as withdrawn on 23.07.2026.

He further reported that no bail application qua the same applicant is pending or decided by Hon' ble High Court.

3. Notice of bail application was given to I.O./SHO and ASI Surjeet Singh, No. 7/IRB/119 now posted at Police Station NRI, SAS Nagar, Mohali appeared and recorded his statement to the effect that this is the second anticipatory bail application filed by the applicant/accused. First anticipatory bail application has been dismissed as withdrawn on 23.07.2026. No other offence has been added in the present case. No other FIR is found to be registered against the applicant/accused. Applicant/accused is the wife of accused Dalbir Singh who is a local property dealer and she alongwith co-accused was actively involved in the conspiracy to grab the property of complainant and the sale deed of the property was executed in her name on the basis of forged GPA. Even the witnesses of the sale deed dated 01.12.2025 are fake. The mode of payment in the alleged sale deed is shown to be by way of cheques. However, the applicant/accused had submitted her statement in which she had taken a contrary stand that the payment was made in cash. During investigation, it is revealed that no such payment was ever made for the said transaction and it was bogus transaction just to grab the property of complainant. Custodial interrogation of applicant/accused is required for proper investigation and for tracing the other persons involved in the conspiracy and in the forgery of documents.

4. The brief facts are that the present FIR was registered on the complaint filed by Amit Nagpal with the averments that he had purchased a plot no. 4248 measuring 192 sq. Yards in Village Fatehulapur from M/s Bajwa Developers Pvt. Ltd. in Sunny Enclave, Desu Majra, Kharar, District Mohali. The sale deed was registered in his name by M/s Bajwa Developers through Managing Director Jarnail Singh Bajwa. However, accused have executed a forged and fabricated sale deed of his plot in the name of Amandeep Kaur who owns a neighbouring plot. One Karam Singh who is shown as owner in sale deed dated 01.12.2025 executed a power of attorney dated 29.08.2025 in favour of Nirmal Chand authorizing him to sell the property of complainant. His plot bearing no. 4248 was not mentioned in the power of attorney executed by Karam Singh but the said plot has been deliberately and unlawfully included in the sale deed executed in favour of Amandeep Kaur on 01.12.2025. Husband of Amandeep Kaur namely Dalbir Singh appeared before the Sub Registrar Kharar at the time of registration of alleged sale deed. Jaspal Singh and Sanjeev Kumar acted as witnesses to the said sale deed. The Sub Registrar, Kharar in connivance with above said persons had registered a forged and fabricated sale deed. Accused were aware that complainant was an NRI and does not reside permanently in India. Karam Singh who claimed himself to be owner of his plot, has no concern with the property in question. He did not know Amandeep Kaur and her husband. But they took the advantage of his being NRI and has illegally grabbed his property. On the above complaint, inquiry

was conducted and FIR was registered against Amandeep Kaur, Dalbir Singh, Vinod Kumar, Nirmal Chand and Karam Singh.

5. Counsel for the applicant has argued that a false FIR has been registered against the applicant/accused. The plot of complainant falls in different village i.e. Fatehulapur while the plot purchased by applicant/accused falls in Village Desu Majra and both the plots are different as they fall in different villages. He further contended that applicant/accused herself has filed application with the police that some persons were trying to illegally encroach upon the plot of the applicant/accused. He further contended that the applicant/accused had no knowledge that the original owner Karam Singh has died in the year 2021 or that the GPA in favour of Nirmal Chand was forged and fabricated. He relied upon **Pawan Khera Vs. State of Assam : Law Finder Doc Id #2891446 (SC)** and **Gurbaksh Singh Sibbia etc. Vs. The State of Punjab : Law Finder Doc Id #104574 (SC)** and prayed that bail application be allowed.

6. On the other hand, learned counsel for the complainant Sh. Harkishan Singh and the learned Addl. PP for the state have argued that applicant/accused is very much part of the criminal conspiracy as husband of the applicant/accused namely Dalbir Singh was a property dealer and he knew that Karam Singh had died in 2021 and some impersonator was procured by Nirmal Chand GPA in place of original Karam Singh and he got executed GPA in his favour and thereafter executed a sale deed of the plot in question 01.12.2025 in favour of the applicant/accused. They further

contended that no consideration has been passed in the sale deed and the applicant/accused has given statement during inquiry wherein she admitted that cheques given in lieu of the sale consideration amount were not encashed and payment was made in cash. They further contended that applicant/accused had filed civil suit against the complainant in which she arrayed Nirmal Chand and Karam Singh as proforma defendants and if she had any grudge against them, she would not have made them a proforma defendants. It clearly shows that all the accused were conniving with each other. So they prayed that bail application be dismissed.

7. Rival contentions heard and record perused.
8. Perusal of the police record reveals that the original owner of the plot namely Karam Singh has died on 19.02.2021. However, one GPA was allegedly executed in favour of accused Nirmal Chand by some other person impersonating as Karam Singh on 29.08.2025 much after the death of original Karam Singh. Thereafter, Nirmal Chand has executed the sale deed of the plot in question in favour of the applicant/accused on 01.12.2025. In the sale deed, it was mentioned that the sale consideration amount has been paid by way of cheques while during inquiry before the police, applicant/accused has suffered statement in which she stated that she paid the sale consideration amount in cash to Nirmal Chand. So the role of the applicant/accused is also not above board. Moreover, she is wife of co accusedf Dalbir Singh who is a property dealer and it cannot be believed that applicant was not aware of the real facts. Most

importantly in the GPA which was given in favour of Nirmal Chand, no plot number was mentioned while in the sale deed executed in favour of the applicant/accused, plot no. 4248 was mentioned. Complainant is also claiming ownership on the same plot.

9. Hence, in view of the seriousness of allegations and stage of investigation, and also keeping in view the fact that applicant/accused is the beneficiary of the transaction, her custodial interrogation is required for proper investigation and to unearth the entire conspiracy. Hence, no ground is made out to release the applicant/accused on anticipatory bail. Hence, the present bail application stands dismissed. File be consigned to the record room.

Pronounced in open Court.
Dated:13.08.2026.

Bhupinder Singh, Stenographer-II

(TPS Randhawa),
Additional Sessions Judge,
SAS Nagar : UID no.PB0256