

16 Bail Matters 587/2026
BHAWNA SAINI Vs. STATE
FIR No.631/2026
PREM NAGAR
u/s 420/406/467/468/471/34 IPC

30.03.2026

Present: Sh. Gyanendra Mishra, Ld. Addl.PP for State.
Sh. Rajesh Dahiya, Ld. Counsel for
accused/applicant.
Sh. Praveen Dabas, Ld. Counsel for complainant.
IO SI Arun Kumar in person.

1. This is the application for anticipatory bail moved on behalf of accused/applicant Bhawna Saini w/o Vijay Kumar. It is submitted that this is the first anticipatory bail application of the applicant and no similar application is pending in any other court.
2. Reply to the application is already on record. Copy supplied.
3. Vide order dated 17.03.2026, the applicant was granted interim protection against coercive action subject to joining of investigation by the applicant and cooperation in the same.
4. The status report as to the investigation after joining of investigation by applicant has been filed. Copy supplied.
5. Ld. Counsel for accused/applicant submits that husband of applicant was arrested in the present case even without serving mandatory notice to join investigation for which the applicant is also under apprehension of being arrested in this case without any fault on her part. It is submitted that the present dispute is a property dispute in which the applicant has no role whatsoever but is being tried to be framed in this case since the husband of the complainant is a lawyer by profession practicing in Delhi courts.
6. It is submitted that the applicant has joined the

investigation and shall continue to do so and to cooperate in the same, if the anticipatory bail be granted to the applicant.

7. Ld. Counsel for complainant and Ld. Addl. PP for the state opposed the bail application by submitting that the applicant was aware about the conduct of her husband in which her husband prepared false documents of the property in question and transferred the same to third person illegally. It is also submitted that the fake chain of title documents were prepared by husband of the applicant to get the electricity connection. It is submitted that the present application be dismissed.

8. I have heard rival submissions and carefully perused the record. Various queries were put to the IO during hearing of the present application which shall be referred in this order.

9. As per the report of the IO, the present case was registered on the complaint of Smt. Meenakshi wherein she stated that she is the owner of plot No. B-1/59, Gaurav Nagar, Prem Nagar-II and she got an electricity meter installed in her name. She stated that in the year 2018 the keys of the property were given to the husband of the applicant and applicant to take care of that property. It came into the notice of the complainant after six years that husband of the applicant and applicant sold the property after preparing false documents and also got the new constructions done over the property. It is also alleged that the husband of the applicant also got electricity meter installed in the property in question in his name through fake documents.

10. The investigation was taken up and it was found that the stamp papers used by the husband of the applicant namely Vijay Kumar in preparing fake documents were forged. The husband of the applicant was arrested and was sent to judicial custody.

11. The report as to the status of investigation after joining the

investigation by the applicant has been filed. As per report, the applicant has joined the investigation wherein she stated she has no knowledge regarding dealing as to the property in question. It is also mentioned in the report that the bank accounts of the applicant were got verified but no suspicious transaction was found in the same.

12. To the query of the court, IO submits that no alleged title documents whatsoever qua the property in question bear the signatures of the applicant. To the another query of the court, IO submits that the application for getting electricity meter installed in property in question does not bear signatures of the applicant.

13. Another query was put to the IO as to receiving of any consideration or part consideration by the applicant as to the sale of property in question to which IO submits that as on date there is no evidence that the applicant received any consideration or part consideration as to the sale of property in question. As per the submissions of the IO, no title document bears the signatures of the applicant even as witness.

14. The present case pertains to preparation of alleged fake title documents qua the property in question. When the alleged fake documents do not bear any signatures of the applicant in any capacity whatsoever then no role in the transaction in the property in question can be imputed upon applicant *prima facie*. Merely the fact that the applicant is the wife of Vijay Kumar who allegedly prepared the fake documents does not *prima facie* make out the case of conspiracy on this fact only.

15. When the applicant is found to be not the seller or purchaser or witness as to any deal qua the property in question, this court is of the considered opinion that the applicant is entitled to the relief of anticipatory bail.

16. Accordingly, in even of arrest of the accused/applicant, she be released on bail on furnishing personal bond of Rs.20,000/- with one surety in the like amount to the satisfaction of concerned arresting authority. The applicant shall continue to join the investigation as and when called by the IO and to cooperate in the same.

17. It is clarified that nothing mentioned hereinabove shall tantamount to expression of opinion on merits of this case.

18. Copy of this order be given to Ld. Counsel for the accused and be also sent to IO/SHO concerned for information through Bail Section.

(KAPIL KUMAR)
ASJ (Spl. FTC) : North-West
Rohini Courts / Delhi /30.03.2026