

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

Case Details

Case Type	Bail Application
Regn. No.	BA-3091-2025
CNR No.	PBSA01008505-2025
Date of order	04.09.2025

Kulwinder Singh aged 38 years son of Balbir Singh, resident of Village Badwala, Tehsil Bassi Pathana, District Fatehgarh Sahib, Punjab.

...Applicant.

Versus

State of Punjab

...Respondent.

FIR No.299 dated 07.08.2025
U/s. 318(2), 336(2), 336(3), 337, 340 of BNS
offence u/s 61(2) BNS (added lateron)
Police Station: City Kharar, SAS Nagar, (Mohali).

Anticipatory Bail application under Section 482 BNSS.

Present: Sh. Harish Ghai, Advocate for applicants/accused
Sh. PPS Brar, Additional PP for the state
Complainant Gurinder Singh in person

ORDER:

1. Applicant/accused has filed the present application under Section 482 of the Bharatiya Nagarik Suraksha Sanhita, 2023 (BNSS) for grant of anticipatory bail.
2. Report of Ahlmad received that no bail application qua the same applicant is pending or decided by any Court.

3. Notice of bail application was given to I.O./SHO and ASI Raj Kumar, No.981/SAS Nagar, now posted at Police Station City Kharar, SAS Nagar, (Mohali) appeared and suffered a separate statement that this is the first anticipatory bail application filed by the applicant/accused. Offence under Section 61(2) BNS has been added in the present case. There are eight other FIRs against applicant/accused and the detail has been submitted today in the Court.

Applicant/accused has been nominated on the disclosure statement of co-accused Jagdish Kumar (fake name Harbans Singh) and he had disclosed that applicant alongwith co-accused K.K. Sharma @ Khem Raj @ Karan Singh were the master minds who used to dupe people by impersonating and showing them land of other persons and also by preparing forged Aadhar Cards and in the present case also the entire fraud has been perpetuated by applicant and the said K.K. Sharma @ Khem Raj @ Karan Singh. Complainant has been duped to the tune of ₹1.3 crore by showing him land of some other person and by impersonating Jagdish Kumar as Harbans Singh, Pamma as Beerinder Singh and Surjit Singh as Darshinder Singh. Custodial interrogation of applicant is required to recover the forged documents and amount in question.

4. The brief facts are that the present FIR was registered on the complaint filed by Gurinder Singh against fake Birinder Singh, Surjit Singh (fake Darshinder Singh), Harbans Singh (real name Jagdish Kumar) with the allegations that they have cheated complainant to the tune of ₹1.5 crores on the basis of forged documents. It was alleged that complainants Amarjit

Singh, Kuljinder Singh and Gurinder Singh were residents of Mohali. In January, 2025, Kuljinder Singh received a call and the caller disclosed his name as Harbans Singh and said that he was a property dealer and if complainants intended buy some land, he had a good deal. He assured them that there is a land measuring 87 Kanals-16 Marlas in Village Mahalon, District Nawanshahr. The deal was settled at the rate of ₹29 lacs per acre. Harbans Singh introduced them to the owners namely Darshinder Singh and they paid ₹50,000/- as *Sai*. The said Birinder Singh and Darshinder Singh assured them that the land was free from any encumbrance and there was no dispute about the same. Thereafter they met Patwari and showed him jamabandi as well as site plan and they executed agreement to sell on 22.01.2025 and paid ₹80 lacs in cash and ₹20 lacs by way of cheques as earnest amount. It was settled that on payment of ₹50 lacs more by the complainant party, the demarcation of the land will be got conducted and possession will be delivered. On 28.01.2025, they paid ₹50 lacs more to the accused persons and accused gave them receipt. But thereafter accused started delaying the matter and did not get the land demarcated. On 30.01.2025, they were going to demarcate the land through one Sandeep through drone and when they were conducting the demarcation one person came and said that he has taken the land on lease and it was not available for sale. When they showed him Aadhar card of the seller, he disclosed that they he was not the owner of the land. When they further made inquiry, they found the real owner Darshinder Singh and he called complainants and said that his land was not for sale nor he has contacted any person or authorized

any person to sell his land. Thereafter, accused went in incommunicado. Hence, they realised that they had been cheated by the above said fake persons to the tune of ₹1.3 crores. On the above complaint, inquiry was conducted and it was found that complainants had been cheated to the tune of ₹1.30 crores. It was further found during inquiry that real name of Harbans Singh was Jagdish Kumar, real name of Darshinder Singh was Surjit Singh and real name of Birinder Singh was Pamma. Hence FIR was registered against Jagdish Kumar, Surjit Singh and Pamma under Sections 318 (2), 336(2), 336(3), 337, 340 of BNS.

5. Counsel for the applicant/accused has argued that applicant/accused was not named in the FIR, no amount has been received by him. He further argued that complainant had never met applicant/accused nor paid any money to the applicant/accused. He further argued that the applicant/accused has already been granted anticipatory bail in two similar cases by the Hon'ble High Court. So he prayed that bail application be allowed.

6. On the other hand, ld. Addl. PP argued that there are serious allegations against the applicant/accused and his co-accused that they have prepared forged documents of the original owners and impersonated the original owners and cheated the complainant to the tune of ₹1.30 crores. So custodial interrogation of the applicant/accused is required. So he prayed for dismissal of the bail application.

7. I have heard rival submissions and perused the record.

8. Allegations against the applicant are that he alongwith his co-accused Karan Singh are the main kingpins of the entire fraud and they have got

original owners impersonated through their co-accused by preparing forged documents and have cheated the complainants to the tune of ₹1.30 crores on the pretext of selling land which was owned by some third person.

Hence, in view of the gravity of offence, stage of investigation and also keeping in view of the fact that forged documents and amount are yet to be recovered, no ground is made out to release the applicant/accused on anticipatory bail. Hence, the present bail application stands dismissed. Police brief be returned. File be consigned to the record room.

**Pronounced in open Court.
Dated:04.09.2025.**

Bhupinder Singh, Stenographer-II

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