



**IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH**

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**CRM-M No.52816 of 2025
Date of decision : 23.9.2025**

Randeep Singh @ Randeep Singh ChauhanPetitioner

Versus

State of HaryanaRespondent

CORAM: HON'BLE MR. JUSTICE SUMEET GOEL

Present: Mr. Munish Behl, Advocate, for the petitioner

Mr. Vishal Singh, AAG, Haryana

SUMEET GOEL, J. (ORAL)

1. Present petition has been filed under Section 483 of the Bharatiya Nagarik Suraksha Sanhita, 2023 (for short 'BNSS') for grant of regular bail to the petitioner in case FIR No.58 dated 21.5.2025, under Sections 406, 420 and 120-B of the IPC (Section 120-B of IPC deleted later on), registered at Police Station Sector-9, Ambala City, District Ambala.

2. The gravamen of the FIR is that the petitioner along with his son and two other persons cheated the complainant on the pretext of selling a house in Sector 9, Urban Estate, Ambala City by giving assurance that the said house is free from all encumbrances, whereas the same was mortgaged with PNB. The petitioner alongwith other co-accused usurped the money to the tune of ₹25,50,000/- including earnest



money, paid by the complainant through online transaction and in cash and cancelled the agreement to sell dated 20.2.2023.

3. Learned counsel for the petitioner has argued that the petitioner is in custody since 22.5.2025. Learned counsel has further argued that the FIR in question essentially has civil overtone. Learned counsel has argued that since the commercial transaction between the petitioner and the FIR-complainant did not materialize, the FIR in question was registered to twist the petitioner towards an amicable settlement. Learned counsel has further argued that investigation in the case already stands completed and challan stands presented. Learned counsel has further argued that the petitioner is aged about 58 years and not keeping very good health. Learned counsel has argued that the petitioner is a man with clean antecedents. Thus, regular bail is prayed for.

4. Learned State counsel has opposed the present petition by arguing that the allegations raised are serious in nature and thus the petitioner does not deserve the concession of the regular bail. Learned State counsel seeks to place on record custody certificate dated 22.9.2025 in Court, which is taken on record.

5. I have heard counsel for the parties and have gone through the available records of the case.

6. The petitioner was arrested on 22.5.2025 wherein after investigation was carried out and challan stands presented on 31.7.2025. Total 12 prosecution witnesses have been cited but none has been examined till date. Culmination of trial but of course will take its own



time. The rival contentions raised by learned counsel give rise to debatable issues which shall be ratiocinated upon during the course of trial. This Court does not deem it appropriate to delve deep into these rival contentions, at this stage, lest it may prejudice the trial. Nothing tangible has been brought forward to indicate the likelihood of the petitioner absconding from the process of justice or interfering with the prosecution evidence.

As per custody certificate dated 22.9.2025 filed by learned State counsel, the petitioner has already suffered incarceration for a period of 3 months and 23 days & is not shown to be involved in any other case.

Suffice to say, further detention of the petitioner as an undertrial is not warranted in the facts and circumstances of the case.

7. In view of above, the present petition is allowed. Petitioner is ordered to be released on regular bail on his furnishing bail/surety bonds to the satisfaction of the Ld. concerned CJM/Duty Magistrate. However, in addition to conditions that may be imposed by the concerned CJM/Duty Magistrate, the petitioner shall remain bound by the following conditions:-

- (i) The petitioner shall not mis-use the liberty granted.
- (ii) The petitioner shall not tamper with any evidence, oral or documentary, during the trial.
- (iii) The petitioner shall not absent himself on any date before the trial.
- (iv) The petitioner shall not commit any offence while on bail.
- (v) The petitioner shall deposit his passport, if any, with the trial Court.
- (vi) The petitioner shall give his cell-phone number to the Investigating Officer/SHO of concerned Police Station and shall not change his cell-phone number without prior permission of the trial Court/Illaq Magistrate.



(vii) The petitioner shall not in any manner try to delay the trial.

8. In case of breach of any of the aforesaid conditions and those which may be imposed by concerned CJM/Duty Magistrate as directed hereinabove or upon showing any other sufficient cause, the State/complainant shall be at liberty to move cancellation of bail of the petitioner.

9. Ordered accordingly.

10. Nothing said hereinabove shall be construed as an expression of opinion on the merits of the case.

(SUMEET GOEL)
JUDGE

23.9.2025

Ashwani

Whether speaking/reasoned:

Yes/No

Whether reportable:

Yes/No