



# HARYANA POLICE CITIZEN SERVICES (हरियाणा पुलिस नागरिक सेवा)

## FIRST INFORMATION REPORT (Under Section 154 Cr.P.C.)

प्रथम सूचना रिपोर्ट  
(धारा 154 दंड प्रक्रिया संहिता के तहत)

1. District (ज़िला): FARIDABAD P.S. (थाना): SECTOR-31 Year (वर्ष): 2019  
FARIDABAD  
FIR No. (प्र.सू.रि. सं.): 0051 Date (दिनांक): 17/02/2019  
12:15

2.

S.No. (क्र.सं.)	Acts (अधिनियम)	Sections (धारा(एँ))
1	IPC 1860	420
2	IPC 1860	406
3	IPC 1860	120-B
4	THE HARYANA PROTECTION OF INTERERST OF DEPOSITORS IN FINANCIAL ESTABLISHMENT ACT, 2013 (HARYANA ACT NO. 32 OF 2014)	3

3. (a) Occurrence of offence (अपराध की घटना):

1 Day (दिन): Date from (दिनांक से): Date To (दिनांक तक):  
Time Period (समय अवधि): Time From (समय से): Time To (समय तक):

(b) Information received at P.S. (थाना जहां सूचना प्राप्त हुई): Date (दिनांक): 17/02/2019 Time (समय): 12:15 hrs

(c) General Diary Reference (रोजनामचा संदर्भ): Entry No. (प्रविष्टि सं.): 011 Time (समय): 17/02/2019 15:53 hrs



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4. Type of Information (सूचना का प्रकार): Written

5. Place of Occurrence

(घटनास्थल):

1. (a) Direction and distance from P.S. (थाना से दूरी और दिशा): WEST, 2 Km(s)

Beat No. (बीट सं.):

(b) Address (पता): SRS टावर मैन मुथरा रोड फरी,

(c) In case, outside the limit of this Police Station, then Name of P.S. (यदि थाना सीमा के बाहर है तो थाना का नाम):

District (State) (जिला (राज्य)):

6. Complainant / Informant (शिकायतकर्ता / सूचनाकर्ता):

(a) Name (नाम): SHANTANU RANA

(b) Father's Name (पिताका नाम): LATE SHRE M.P.RANA

(c) Date/Year of Birth (जन्म तिथि / वर्ष): 1979 (d) Nationality (राष्ट्रीयता): INDIA

(e) UID No. (यूआईडी सं.):

(f) Passport No. (पासपोर्ट सं.):

Date of Issue (जारी करने की तिथि): Place of Issue (जारी करने का स्थान):

(g) Occupation (व्यवसाय):

(h) Address

(पता):

S.No. (क्र.सं.)	Address Type (पता का प्रकार)	Address (पता)
1	Present Address	C3/502, VATIKA CITY SOHNA ROA, SOHNA ROAD, SECTOR 49 GURGAON, 122018 HARYANAGURUGRAM, HARYANA, INDIA



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2	Permanent Address	C3/502, VATIKA CITY SOHNA ROA, SOHNA ROAD, SECTOR 49 GURGAON, 122018 HARYANAGURUGRAM, HARYANA, INDIA
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7. (i) Phone number (दूरभाष सं.): \_\_\_\_\_ Mobile (मोबाइल सं.): \_\_\_\_\_  
Details of known / suspected / unknown accused with full particulars (ज्ञात / संदिग्ध / अज्ञात अभियुक्त का पूरे विवरण सहित वर्णन):

S. No. (क्र.सं.)	Name (नाम)	Alias (उपनाम)	Relative's Name (रिश्तेदार का नाम)
1	MS SRS REAL INFRASTRUCTURE LTD THROUGH ITS CMD		
2	DR. ANIL JINDAL CHAIRMAN MANAGING DIRECTOR		
3	SH. JITENDER KUMAR GARG WHOLETIME DIRECTOR CFO		
4	SH. BISHAN BANSAL WHOLETIME DIRECTOR		
5	SH. RAJESH SINGLA NONEXECUTIVE DIRECTOR		
6	SH. NANAK CHAND TAYAL NONEXECUTIVE DIRECTOR		
7	MS SWAMI HITECH PROJECTS LTD THROUGH ITS CMD		



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8	SACHIN KUMAR MANGLA WHOLE TIME DIRECTOR		
9	KRISHAN KUMAR ADDITIONAL DIRECTOR		
10	SAURAV BHATI ADDITIONAL DIRECTOR		
11	ANIL KUMAR MITTAL WHOLE TIME DIRECTOR		
12	RAJINDER KUMAR GUPTA DIRECTOR		
13	SATISH DIRECTOR		
14	SUNIL GOEL DIRECTOR		
15	BHARAT BHUSHAN DIRECTOR		

8. Reasons for delay in reporting by the complainant / informant (शिकायतकर्ता / सूचनाकर्ता द्वारा रिपोर्ट देरी से दर्ज कराने के कारण):

9. Particulars of properties of interest (संबन्धित सम्पत्ति का विवरण):

S. No. (क्र.सं.)	Property Type (सम्पत्ति के प्रकार)	Sub Type (उप प्रकार)	Value(In Rs/-) (मूल्य (रु में))

10. Total value of property stolen (In Rs/-) (चोरी हुई सम्पत्ति का कुल मूल्य(रु में)):



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11. Inquest Report / U.D. case No., if any (मृत्यु समीक्षा रिपोर्ट / यू.डी.प्रकरण सं., यदि कोई हो):

S. No. (क्र.सं.)	UIDB Number (यू.डी.प्रकरण सं.)
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12. First Information contents (प्रथम सूचना तथ्य):

FROM: SHANTANU RANA, S/O LATE SHRE M.P.RANA R/O C3/502, VATIKA CITY SOHNA ROAD, SECTOR 49 GURGAON 122018 HARYANA Mob: 9910557777 E mail : gmcasiasales@gmail.com DATED: 14.08.2018 TO, THE SHO SECTOR-31 POLICE STATION FARIDABAD, HARYANA SIR, SUBJECT: COMPLAINT UNDER SECTION 406, 420, 463, 467, 468, 471, 120B READ WITH SECTION 34 OF IPC AGAINST 1. M/S SRS REAL INFRASTRUCTURE LTD. THROUGH ITS CMD 2. DR. ANIL JINDAL - CHAIRMAN MANAGING DIRECTOR 3. SH. JITENDER KUMAR GARG - WHOLE-TIME DIRECTOR CFO 4. SH. BISHAN BANSAL - WHOLE-TIME DIRECTOR 5. SH. RAJESH SINGLA - NON-EXECUTIVE DIRECTOR 6. SH. NANAK CHAND TAYAL - NON-EXECUTIVE DIRECTOR HAVING THEIR REGISTERED ADDRESS AT SRS Tower, 7th Floor, Near Metro Station Mewla, Maharajpur, GT Road, Faridabad - 121003 (All were Day to Day Incharge of Working of the Company) 7. M/S SWAMI HITECH PROJECTS LTD. THROUGH ITS CMD - 8. SACHIN KUMAR MANGLA, WHOLE TIME DIRECTOR 9. KRISHAN KUMAR, ADDITIONAL DIRECTOR 10. SAURAV BHATI, ADDITIONAL DIRECTOR 11. ANIL KUMAR MITTAL, WHOLE TIME DIRECTOR 12. RAJINDER KUMAR GUPTA, DIRECTOR 13. SATISH, DIRECTOR 14. SUNIL GOEL, DIRECTOR 15. BHARAT BHUSHAN, DIRECTOR HAVING ITS REGISTERED OFFICE AT 201, Vardhaman kay Point, LSC Plot No-1, Sector 6, Dwarka NEW Delhi 110075 (All were Day to Day Incharge of Working of the Company ) It is to inform you that I am a peaceful and law abiding citizen of India an residing at the above mentioned address. It is submitted that I was approached by the Accused No.1 and its Directors, i.e. Accused 2 to 6 to invest Rs 37.40 Lacs in their SRS Tower Project situated at Sector-31, Near Metro Station Mewla Maharajpur, GT Road, Faridabad-121003 and duped me by assuring that I will get back my money with interest. I on the assurance of the above mentioned accused invested Rs 26,40 Lacs by way of Cheque ( AXIS BANK CHQ NO. 643651 DATED 30.07.11 FOR RS 5 LACS AND CHQ NO. 643652 DATED 01.8.11 FOR RS 21.40 LACS) SRS RECEIPT NOS. S0035 ATTACHED, and Rs 11.00 Lacs by Cash and was allotted Unit No U/509 measuring 770.593 Sq Ft in the SRS Tower Project by way of an allotment letter dated 10.08.2011 ( Copy Attached ) and was given receipt of Rs. 26.40 Lakhs invested by me in the project. The copy of the allotment letter dated 10.08.2011 and receipts have been annexed as ANNEXURE-1 2 respectively. I was not getting any profit from the accused's project so after 10.08.2014 approached the above mentioned accused Company asking them to surrender my unit as per clause 5b of their allotment letter. The clause provides that the Allottee has the option to "Surrender the said Unit back to the Company and the Company shall refund all Basic Price of Allotment, i.e. Rs 26.40 Lakhs Rs 11,00,000.00 ( Rs 37.40 Lakhs ) after Expiry of 36 Months from the Allotment Date of 10.08.11 i.e. after 10.08.14 but before



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#### **(धारा 154 दंड प्रक्रिया संहिता के तहत)**

10.09.14. It is submitted that the accused made false promises and had stated that they won't be able to return my money as the market is down, however, after my continuous pressure the accused No.1 Company returned Rs. 7,40,000/- to me in 2015 vide their CHQ No.436581 UBI Bank on 06.08.15. The Amount of Rs 19,00,000.00 of the Cheque Payment still remained with the accused plus Rs. 11,00,000.00 of Cash Payment amounting to a Total of Rs 30,00,000.00 It is further submitted that the 'accused No.1 Company's Directors accused No. 2 to 6 offered me to invest this amount of Rs. 30,00,000/ in their other project namely "SRS Emerald Court," situated at 21 Milestone, near Goodyear Chowk Metro Station, Mathura Road, Faridabad 121014 and was allotted Unit No 535A admeasuring 441 Sq Ft. with a guaranteed assured return of 12% p.a. ( Copy Attached as Annexure III IV respectively). It is submitted that the accused no.1 Company introduced me to accused no.7 Company along with its Directors, i.e. accused No. 8 to 15 and made a lease deed dated 01.04.2016 in my name and a Rent Agreement with accused No.7 Company wherein they have promised me assured return fabricated as rent', of Rs. 30,000/- per month, (amounting to 12% p.a return on a Total Investment of Rs 30,00,000.00.) The copy of the lease deed and rent agreement has been annexed as ANNEXURE- 3 4 respectively. Actually both the Companies, SRS Real Infrastructure Limited and Swami Hitech Projects Limited and its Directors were working hand in gloves with each other to cheat innocent Investors and cooked up a story of Investment and Assured Returns. It is submitted that the accused No.7 Company started giving me rent after deducting TDS of Rs. 3000/- per month and made following payments of Rs. 27,000/- per month': (Cheque No 150336 Bank Drawn On UBI, NEW DELHI Amount 27,000.00 Date Credited on 17.05.16), (Cheque No 150332 Bank Drawn On UBI, NEW DELHI Amount 27,000.00 Date Credited on 16.06.16), (Cheque No 150333 Bank Drawn On UBI, NEW DELHI Amount 27,000.00 Date Credited on 18.07.16), (Cheque No 228197 Bank Drawn On UBI, NEW DELHI Amount 27,000.00 Date Credited on 18.08.16), (Cheque No 228198 Bank Drawn On UBI, NEW DELHI Amount 27,000.00 Date Credited on 17.09.16), (Cheque No 228199 Bank Drawn On UBI, NEW DELHI Amount 27,000.00 Date Credited on 18.10.16), (Cheque No 228079 Bank Drawn On UBI, NEW DELHI Amount 27,000.00 Date Credited on 19.11.16), (Cheque No 292853 Bank Drawn On UBI, NEW DELHI Amount 27,000.00 Date Credited on 28.12.16), (Cheque No 292880 Bank Drawn On UBI, NEW DELHI Amount 27,000.00 Date Credited on 03.02.17), (Cheque No 336666 Bank Drawn On UBI, NEW DELHI Amount 27,000.00 Date Credited on 02.03.17), (Copy of my relevant Axis Bank Statement is enclosed as Annexure 5 ) It is pertinent to mention herein that the accused no. 7 Company stopped making payments after 02.03.2017 and have not made any payments till date after that. It is submitted that I then went to meet accused No. 2 to 6 at their office at SRS Tower, however, they told me that the accused No. 1 accused No. 7 Companies are going through financial crises and will not be able to pay me the assured returns and assured me that I will get the payments when the situation of the Company improves. It is pertinent to mention herein that when I filed my ITR of Fiscal year 2016-2017, I came to know that the TDS deducted from my rent was never deposited by the accused in the department and wrongfully gained from the same. (A Copy of my Form 26AS for Financial Year 2016-17 is attached as Annexure 6 showing no TDS by the accused). It is further submitted that accused No.2 to 6 started giving me false assurances when I demanded my money back and on further enquiry came to know that the above mentioned projects namely "SRS Emerald Court," situated at 21 Milestone, Near Goodyear Chowk Metro Station, Mathura Road,



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Faridabad 121014 never existed and the accused persons had forged and fabricated the lease deed and the rent agreement for a non existing Property to cheat me of my hard earned savings. When I contacted them to return my money back, they abused me and threatened me with dire consequences. I was forced to remain silent at that time as they were influential people. It is pertinent to mention herein that the accused Company along with its Directors have breached my trust by taking money from me in lieu of investment and by conspiring to dupe me with common intention has cheated me by issuing forged fabricated allotment letters of Non Existing Commercial Space, and have wrongfully gained from the same and I have suffered huge loss due the said actions and have practically lost all my hard earned savings. Thus, we hereby request you to lodge an FIR against the above said accused persons as per the appropriate legal provisions and take necessary Legal Action against the culprits, as it has come to my notice recently that they have cheated a lot of people in similar modus operandi'. Thanking You Yours Sincerely SD/- Shantanu Rana अज थाना :- परिवाद नम्बरी 252 -P II दिनांक 16.08.2018 मय संलग्न परिवाद नम्बर 2463 पी. सी. दिनांक 18.09.2018 अजाने शान्तनु राणा , 624 CC/E Dt. 26.03.18 अजाने सीमा राजपुत , 7971/CC/P Dt. 19.09.18 अनामिका धींगडा , 5344/CC/P दिनांक 26.06.18 अजाने अंकित गर्ग , 5345/CC/P Dt. 26.06.18 अजाने नरेश कुमार , 6517/CC/P Dt. 02.08.18 कन्हैश लाल गुप्ता , 6518/CC/P Dt. 02.08.18 अजाने वरुण गुप्ता , 7121/CC/P Dt. 23.08.18 अजाने राजाराम , 925/PESHI Dt.29.06.18 अजाने प्रदीप कुमार गुप्ता , 9506/CC/P Dt. 13.11.18 अजाने धीर सिंह बाद जांच आर्थिक अपराध प्रकोष्ठ सैन्ट्रल जोन फरीदाबाद जिस पर DCP सैन्ट्रल फरीदाबाद ने Registered the case and file be transferred to EOW/Central for Investigation तहरीर किया हुआ बजरिया डाक थाना मे प्राप्त होने पर मुकदमा नम्बर 51 दिनांक 17-02-2019 U/S 420,406,120B IPC 3 of the Hr Protection of interest of Depositors in FE Act 2013 थाना सैक्टर 31 फरीदाबाद मे दर्ज रजिस्टर किया जाकर मुकदमा हजा की प्रथम सूचना रिपोर्ट कम्प्यूटाईज तैयार करके सम्बन्धित अफसरान बाला वा ईलाका मजिस्ट्रेट की सेवा मे भेजी जायेगी । नकल मिशल पुलिस मय असल परिवाद आगामी तपतीस हेतु निज्द इन्चार्ज EOW सैल सैन्ट्रल जोन फरीदाबाद भेजी जा रही है नोट:- इन्चार्ज EOW सैल सैन्ट्रल जोन की CCTNS मे ID ना होने के कारण ASI नारायण दत्त को दर्शाया गया वा ASI नारायण दत्त की हाजरी मे दर्ज किया गया ।

#### 13. Action taken: Since the above information reveals commission of offence(s) u/s as mentioned at Item No. 2.

(की गयी कार्यवाही : चूंकि उपरोक्त जानकारी से पता चलता है कि अपराध करने का तरीका मद सं. 2 में उल्लेख धारा के तहत है.):

(1)



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Registered the case and took up the investigation (प्रकरण दर्ज किया गया और जांच के लिए लिया गया): or ( या)

- (2) Directed (Name of I.O.) (जांच अधिकारी का नाम): Rank (पद): Asst. SI (Assistant Sub-Inspector)  
NARAYANA DUTT

No. (सं.): 1900FBD to take up the Investigation (को जांच अपने पास में लेने के लिए निर्देश दिया गया) or (या)

- (3) Refused investigation due to (जांच के लिए): or (के कारण इंकार किया या)
- (4) Transferred to P.S. (थाना): District (ज़िला):

on point of jurisdiction (को क्षेत्राधिकार के कारण हस्तांतरित).

F.I.R. read over to the complainant / informant, admitted to be correctly recorded and a copy given to the complainant /informant, free of cost. (शिकायतकर्ता / सूचनाकर्ता को प्राथमिकी पढ़ कर सुनाई गयी, सही दर्ज हुई माना और एक कॉपी निशुल्क शिकायतकर्ता को दी गयी)

R.O.A.C. (आर.ओ.ए.सी.)

14. Signature / Thumb impression of the complainant / informant (शिकायतकर्ता / सूचनाकर्ता के हस्ताक्षर / अंगूठे का निशान)

Signature of Officer in charge, Police Station (थाना प्रभारी के हस्ताक्षर)

Name (नाम): Deep Chand

Rank (पद): I (Inspector)

No. (सं.): 40GGN





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#### 15. Date and time of dispatch to the court (अदालत में प्रेषण की दिनांक और समय):

Attachment to item 7 of First Information Report (प्रथम सूचना रिपोर्ट के मद 7 संलग्नक):

Physical features, deformities and other details of the suspect/accused: ( If known / seen )

(संदिग्ध / अभियुक्त की शारीरिक विशेषताएँ, विकृतियाँ और अन्य विवरण: (यदि ज्ञात / देखा गया))

S. No. (क्र.सं.)	Sex (लिंग)	Date / Year Of Birth (जन्म तिथि / वर्ष)	Build (बनावट)	Height (cms) (कद (से.मी.))	Complexion (रंग)	Identification Mark(s) (पहचान चिन्ह)
1	2	3	4	5	6	7
1	Male					Is Proxitted: Yes
2	Male					Is Proxitted: Yes
3	Male					Is Proxitted: Yes
4	Male					Is Proxitted: Yes
5	Male					Is Proxitted: Yes
6	Male					Is Proxitted: Yes
7	Male					Is Proxitted: Yes
8	Male					Is Proxitted: Yes
9	Male					Is Proxitted: Yes
10	Male					Is Proxitted: Yes
11	Male					Is Proxitted: Yes
12	Male					Is Proxitted: Yes



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13	Male					Is Proxitted: Yes
14	Male					Is Proxitted: Yes
15	Male					Is Proxitted: Yes

Deformities / Peculiarities (विकृतियाँ / विशिष्टताएँ)	Teeth (दाँत)	Hair (बाल)	Eye (आँखें)	Habit(s)(आदतें)	Dress Habit (s) (पहनावा)
8	9	10	11	12	13



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Language/Dialect (भाषा/बोली)	Place of (का स्थान)					Others (अन्य)
	Burn Mark (जले हुए का निशान)	Leucoderma (लुकोदेर्मा(सफ़ेद धब्बे))	Mole (मस्सा)	Scar (घाव)	Tattoo (गूदे हुए का)	
14	15	16	17	18	19	20

These fields will be entered only if complainant/informant gives any one or more particulars about the suspect/accused.

(यह क्षेत्र तभी दर्ज किए जाएंगे यदि शिकायतकर्ता / सूचनाकर्ता संदिग्ध / अभियुक्त के बारे में कोई एक या उससे अधिक जानकारी देता है)