



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): 2018
FARIDABAD
FIR No. (प्र.सू.रि. सं.): 0260 Date (दिनांक): 21/04/2018
18:05

2.

S.No. (क्र.सं.)	Acts (अधिनियम)	Sections (धारा(एँ))
1	IPC 1860	120-B
2	IPC 1860	406
3	IPC 1860	420

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): 21/04/2018 Time (समय): 18:05 hrs

(c) General Diary Reference (रोजनामचा संदर्भ): Entry No. (प्रविष्टि सं.): 030 Time (समय): 21/04/2018
21:03 hrs

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



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)

5. Place of Occurrence

(घटनास्थल):

1. (a) Direction and distance from P.S. (थाना से दूरी और दिशा): Beat No. (बीट सं.):

(b) Address (पता): SRS TOWER SEC 31 FBD,

(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): AMAN NARULA

(b) Father's/Husband's Name (पिता/पति का नाम):

(c) Date/Year of Birth (जन्म तिथि / वर्ष): 1978 (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	9810783559, SECTOR-31 FARIDABAD, FARIDABAD, HARYANA, INDIA
2	Permanent Address	9810783559, SECTOR-31 FARIDABAD, FARIDABAD, HARYANA, INDIA

(i) Phone number (दूरभाष सं.): Mobile (मोबाइल सं.):



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)

7. 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	SRS REAL ESTATE LTD		
2	Mr. Anil Jindal		
3	Mr. Vinod Jindal Director		
4	Mr. Rajesh Singla Director		
5	Mr. Nanak Chand Tayal Director		
6	Mr. Bishan Bansal 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)):

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



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)

S. No. (क्र.सं.)	UIDB Number (यू.डी.प्रकरण सं.)
---------------------	--------------------------------

12. First Information contents (प्रथम सूचना तथ्य):

TO The Commissioner of Police, Sector- 21-C Faridabad, Subject: Complaint for breach of trust, cheating for defrauding the home buyers in residential project "SRS Royal Hills Phase-II, Sector 87, Faridabad, Haryana" by the followings: 1. SRS Real Estate Ltd 2. Mr. Anil Jindal Chairman and Managing Director, SRS Real Estate Limited, 3. Mr. Vinod Jindal Director, SRS Real Estate Limited, 4. Mr. Rajesh Singla Director, SRS Real Estate Limited, 5. Mr. Nanak Chand Tayal Director, SRS Real Estate Limited, 6. Mr. Bishan Bansal Director, SRS Real Estate Limited, All At: 3RD Floor, SRS Tower, Near Metro Station, Mewla Maharajpur, G.T Road, Faridabad 121003 Haryana. Builder/ Accused Complainant: We are the group of flat buyers under "SRS Royal Hills Phase II Flat Owners Welfare Association" registered in Faridabad. The complainant above named most respectfully submits as hereunder: 1. That the builder / accused jointly and severally enticed us to book flats by showing a brochure of township 'SRS Royal Hills Phase II' at Sector 87, Faridabad, Haryana being constructed in furtherance to License No. 78 of 2011 issued by the Director, Town and Country Planning, Chandigarh, Haryana (DTCP). The builder/ accused promised to make world class construction with all modern amenities and started booking Aug 2012 and promised to deliver possession of the flat within 4 years. Lured by their promises we booked flats for total consideration price of Rs. 21,32,79,840/- (Twenty One Crore Thirty Two Lac Seventy Nine Thousand Eight Hundred Forty rupees only for 32 buyers). 2. That the majority of the complainant opted for construction linked payment plan, where under the demand for payment were to be raised by the builder/ accused in instalments, on constructions reaching stipulated milestones. 3. That to finance the purchase the complainant approached various banks namely SBI, HDFC, Axis, LICHF etc for sanction of home loans. The said banks after requisite check and verification of necessary documents furnished by the builder/ accused agreed to sanction the home loan to the complainant on execution of tripartite agreement with the complainant and the builder / accused. 4. That the builder/ accused executed the tripartite agreement with the complainant and the aforesaid banks, where under the builder/ accused represented that the said flats are free from encumbrances, charges, lien, Tispendenees, attachments, trusts, prior agreements, whatsoever or however. The builder/ accused further by the said agreement has undertaken to note in its records the charge and lien of the said Bank over the aforesaid flat allotted to the complainant and further has undertaken to not transfer the said flat to any other person without the prior written consent of the said Bank. 5. That the builder/ accused raised demands, which were to be raised on construction reaching stipulated milestones and the complainant/ its Banks made the payments in good faith to the builder/ accused towards the said demand. The complainant has till date made a payment of Rs. 19,71,10,363/- (Nineteen Crore Seventy One Lac Ten Thousand Three Hundred and Sixty Three only for 32 flats) to the builder/ accused. The complainant has made payment of all the instalments as demanded. 6. The builder/ accused have collected development charges amounting approximately Rs 2.4 Crores from the complainant for amenities promised to the buyers under the agreement like, internal roads, water supply, sewerage system, electricity, club, car parking, power back up. etc. which is presently non-



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)

existent and the builders accused have stopped all work in the said project from last more than one and a half year. The buyers have been requesting the builder to complete the construction and hand over possession but the builder has been making empty promises and has not resumed construction work till date. Some home buyers took up the matter with the builder/ accused and vide letter dated 24.12.2016 intimated their concern to the builder/ accused. After much request and written representations, the buyers were granted face to face interaction with the management of the builder/ accused regarding the resumption of the construction of the project and completion and handing over of possession of the respective units to the buyers and in this regard meeting was held on 18.12.2016. The builder/ accused vide letter dated 5.01.2017 promised to restart the construction w.e.f April 2017. 8. That the builder/ accused had undertaken to restart construction in April 2017 but when they did not start the buyers communicated their concern and demanded late delivery penalty vide letter dated 13.05.2017. The buyers further vide letter dated 12.08.2017 asked for personal meeting when the builder/ accused did not start the construction. In furtherance to their letter Meetings were held between the buyers and the builder/ accused on 23.09.2017 and the buyers were given verbal as well as written assurance by the builder/ accused that the construction work at the site would resume by 10.10.2017 and the project would be completed within 6 to 7 months thereafter. The builder/ accused again failed to start the construction as promised in the meeting dated 23.09.2017 and the buyers again vide their letter dated 30.11.2017 requested the builder/ accused to restart the construction. It is pertinent to mention that such commitment by the builder/ accused attested the fact that they had all the means to complete the project at the earliest and there were no impediments as contemplated under the flat buyer agreement for the handing over of possession of the units. 9 That the assurances given by the builder/ accused have proved to be a mere eyewash and a delaying tactic as the construction work of the project SRS Royal Hills Phase-II at Sector 87, Faridabad, Haryana has not resumed till date. The possession of the unit in the subject project was to be handed over by the builder/ accused to the complainant in between Sep 2016 to Mar 2017. That the builder/ accused have not handed over the possession of the flat to the complainant and has stopped construction work at the project site for last more than one and a half years.10. That the builder/ accused contrary to the representation made by them in the tripartite agreement have taken loan from OBC / LICHF. The builder/ accused have defaulted in repayment of loans to the said Bank and consequently as per the circumstances the said Bank / financial institution may proceed for taking over possession of the flat of the complainant in exercise of their powers under the SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules 2002. This is clear proof of breach of trust and cheating committed by the builder/ accused. Although SRS has already defaulted and cheated many people / banks. 11. It is pertinent to mention here that all the buyers are bread earning persons and have invested their hard earned money with a hope for shelter for lifetime, but the act of the accused has suppressed dreams of all the complainants by not delivering and obeying their part of obligations. As of now all the complainants are paying rents besides heavy EMIs. We have already approached DTCP, RERA, NCDRC etc. Please advise and guide us further. SD:-

Aman Narula अज थाना :- आज दिनांक 21.04.18 को एक परिवाद नम्बर 2358-CP दिनांक 09.04.18 अजाने अमन नरुला ,परिवाद नम्बर 2357-CC/P DT 09.04.18 अजाने संजय कुमार उपाध्यय , परिवाद नम्बर 2221-CC/P DT 03.04.18 अजाने प्रताप सिंह मान पुत्र श्री महेन्द्र सिंह मान , परिवाद नम्बर



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)

2222-CC/P DT 03.04.18 अजाने महेन्द्र सिंह मान पुत्र स्वर्गीय श्री आशी राम मान जो बाद राय ADA साहब जुर्म 420,406,120B IPC का तहरीर किया हुआ है वा DCP सैन्ट्रल साहब ने मुकदमा दर्ज करने के सिफारिश की हुई बजरिया डाक थाना मे प्राप्त होने पर मुकदमा नम्बर 261 दिनांक 21.04.2018 U/s 420,406,120B IPC थाना सैक्टर-31 फरीदाबाद में दर्ज रजिस्टर किया जाकर मुकदमा हजा की कम्प्युटराईज प्रतिया नियमानुसार तैयार करके समबन्धित अफसरान बाला वा इलाका मजिस्ट्रेट की सेवा मे भेजी जाएगी । नकल मिशल पुलिस मय असल आदेश परिवाद आगामी तफतीश हेतु बजरिया डाक इन्चार्ज EOW सैल सैन्ट्रल फरीदाबाद बजरिया डाक भेजी जायेगी जो इन्चार्ज EOW सैल सैन्ट्रल फरीदाबाद की CCTNS मे ID ना होने के कारण I/O ASI नारायण दत्त को दर्शाया गया है वा ASI नारायण दत्त की हाजरी मे दर्ज किया गया है । ले0 MHC

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) 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):



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)

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): Amit Kumar

Rank (पद): I (Inspector)

No. (सं.): PINSP

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



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)

3	Male					Is Proxitted: Yes
4	Male					Is Proxitted: Yes
5	Male					Is Proxitted: Yes
6	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

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



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)

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)