



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.): 0312 Date (दिनांक): 18/05/2018
21:00

2.

S.No. (क्र.सं.)	Acts (अधिनियम)	Sections (धारा(एँ))
1	IPC 1860	120-B
2	IPC 1860	406
3	IPC 1860	420
4	IPC 1860	448

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): 18/05/2018 Time (समय): 21:00 hrs

(c) General Diary Reference (रोजनामचा संदर्भ): Entry No. (प्रविष्टि सं.): 041 Time (समय): 18/05/2018
21:55 hrs

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



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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 TOWER MATHURA ROAD 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): Hira Lal Jindal

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

(c) Date/Year of Birth (जन्म तिथि / वर्ष): 1942 (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	Anand Bhawan, Jindal Colony,, Gangsar Jaito - 151202 PunjabFARIDKOT, PUNJAB, INDIA
2	Permanent Address	Anand Bhawan, Jindal Colony,, Gangsar Jaito - 151202 PunjabFARIDKOT, PUNJAB, INDIA

(i) Phone number (दूरभाष सं.):

Mobile (मोबाइल सं.):



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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	अनिल जिन्दल चैयरमैन एस आर एस ग्रुप फरी मैसर्स स्वामी हाईटैक प्रोजेक्ट		

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):

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

12. First Information contents (प्रथम सूचना तथ्य):

Dated 12th April, 2018 To The Commissioner of Police Faridabad Subject: Complaint against Sh. Anil Jindal, Chairman SRS Group, 17 Faridabad, hereinafter referred to as 'the Builder for cheating the complainant of his hard earned money and further misrepresenting the complainant about guaranteed



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lease agreement for 9 years and further planting the lessee i.e. “M/s. Swami Hitech Projects Limited” to induce the complainant to make the investment and subsequently not honoring the lease after seven months by the lessee in connivance with the builder, and neither handing over the possession till date Complaint Branch C.P. Office, Faridabad Dy. No.5.9.7.). fostly Date..... .8 This is to bring to your kind attention that Sh. Anil Jindal Chairman of M/s SRS Group has cheated me of my hard earned money by not delivering the possession of my property till date and further by making false promises of guaranteed rental/lease by misrepresentation of the lessee as genuine and while the lessee has fraudulently stopped paying the rent since March 2016 and out of ill will and with the intention to cheat has left his registered address at the behest of the builder and thereby making unlawful gain and consequently causing loss to the complainant who had been promised guaranteed lease. 2. That the complainant is a senior citizen being 76 years of age and resident of D-301, Nagarjuna Apartments, Mayur Vihar –I, Delhi 110096. The complainant is presently residing with his elder son Mr Parveen Kumar at Anand Bhawan, Jindal Colony, Gangsar Jaito - 151202 (Punjab). 3. That the complainant has been allotted Units no 701,702 and 703, measuring 789.266 sq. feet covered area (gross area 1459.851 sq. feet) on seventh floor of SRS Tower, Mewla Maharajpur, GT Road Faridabad by the builder vide Allotment Deed dated 01.09.2015 against the purchase consideration of Rs 42,53,035 (Rupees forty two lakhs fifty three thousand and thirty five only). Out of this an amount of Rs 37,09,550 (Rs thirty seven lakh, nine thousand, five hundred and fifty) was paid though cheque and remaining amount of Rs 543,485 (Rs five lakh forty three thousand, four hundred and eighty five) was deferred payment on account of DG Set and interest free maintenance charges to be paid by December 2016. The said transaction was entered with Sh. Anil Jindal, Chairman of SRS Group. That further Sh. Anil Jindal had promised guaranteed lease rent for the units allotted. The copy of the said allotment deed and receipt of payment is Annexed herewith as Annexure 1. 4. The accordingly a lease agreement was got executed at the behest of Sh. Anil Jindal, Chairman of SRS Group, who had claimed the lessee to be their sister concern and its Directors are his relative and further requested the complainant for immediate lease at discounted rate due to the relation of the lessee with Sh. Anil Jindal on the promise that he shall himself ensure timely payment of monthly rental and hence the complainant herein fell for the tall promises. The copy of the lease agreement is annexed herewith as Annexure-2 for ready reference. 5. That M/s. Swami Hitech Projects Limited paid rental amount till 31st March 2016 only. That the complainant contacted the lessee and the Builder and enquired of the delay in payment of the rent, to which the lessee ensured the complainant that the same shall be paid at the earliest. That however on 2nd September 16, the complainant received an undated letter from the lessee, intimating that the lessee has vacated the aforesaid premises on 31.03.2016 after communicating the factum of termination orally and that since then aforesaid lease is terminated. The said copy is annexed as Annexure-3). That the complainant replied to the lessee by email and letter dated 07.09.2016 (Copies at Annexure-4). 6. That it is stated that the said lease was valid for 9 years w.e.f. 01.09.2015. Further as per clause 10 of the lease agreement, lease/tenancy can only be terminated pre-maturely by the lessee after giving 'three months' notice in writing' to the lesser and no such notice was given by to the lesser. 7. That further the complainant received a letter dated 13.12.2016 from SRS Infrastructure Limited demanding to pay Common Area Maintenance and minimum electric charges w.e.f. 01.12.2016 claiming that since the said property has been vacated by the lessee and the same is lying vacant. (Copy attached as Annexure-



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5). Here the Builder has indirectly accepted that above units are lying vacant since 01.12.2016 and is liable to pay rent for the period from 19 April 16 to 30 November 2016 amounting to Rs 6 lakh. 8. Thereafter the complainant had visited the premises/office of the Builder to take possession of his property, demand his dues and enquire about the said letter dated 13.12.2016 however no one in the office of SRS Infrastructure limited or Swami Hitech Limited was available to handover the possession of the said property and my dues. Thereafter the Builder sent monthly demand notice on maintenance charges for the months of December 16, Jan. Feb March 2017 (copies at Annexure 6). These were not paid by the Complainant as the possession of the property has not been handed over moreover an amount of Rs 6 lakh was due from them on account of rent. 9. Since no reply was forthcoming from SRS a legal notice dated 01.03.2017 (Copy attached as Annexure-7) was issued to the builder through his advocate, however the builder has not taken the pain to reply the same despite service and in fact the cheating by the builder and the lessee is further borne out of the fact that the copy of the said legal notices sent to the lessee at their both addresses have been received back with the report "Left" at plot no. 1, sector 4, Faridabad, Haryana and the one at 201, Vardaman Key Point, LSC, Plot no. 1, Dwarka, New Delhi with the report "now no such company in this address". That off late, it has come to the knowledge of the complainant that the builder has in fact used this modus operandi, whereby he creates shell companies and further use the said companies for the purpose of enticing customers/investors by promising guaranteed leases and hence cheat the public at large of their hard earned money by using the said shell companies for the purpose of entering into lease agreements and further pay up advance rent for few months and while gaining confidence of the public/buyers who invest their hard earned money and hence cheat them as neither the rent is forthcoming nor the possession is given. 10. That further the complainant has tried to contact Mr Anil Jindal and his representatives over phone/personal visits but the same has been of no avail. 11. That the complainant has invested his hard earned money in the said project of the builder in the hope that the lease/rental income shall provide for the sustainability and security in his old age. That further the complainant has fallen for the tall promises made by the builder and has been misrepresented by him in connivance with Anil Kumar Mittal, Sunil Goel, Rajinder Kumar Gupta and Bharat Bhushan, all the then directors of M/s Swami Hitech Projects Limited i.e. the lessee, for investing his hard earned money and cheated him by neither delivering the possession nor fulfilling the lease terms and in fact by terminating the lease by forging an undated letter and further dishonestly leaving the registered office without informing the complainant nor updating any fresh address at the Ministry of Corporate Affairs site, while the possession has not been delivered despite oral and written requests. 12. In the light of the said facts, F.I.R. please be registered and the culprits shall be brought to book. Thanking you, Yours truly, Sd Hira Lal (Hira Lal Jindal) COMPLAINANT Present Address: Anand Bhawan, Jindal Colony, Gangsar Jaito - 151202 (Punjab) Mobile No.

09868369984 Encl. As above (39 pages) Email: jindalh142@gmail.com अज थाना :- एक परिवाद नम्बर 597/PESHI दिनांक 16.04.18 बर परिवाद Hira बाद जांच EOW सैन्ट्रल जोन वा हस्ब आदेश अफसरान बाला बराये दर्ज अभियोग थाना मे प्राप्त होने पर मुकदमा नम्बर 312 दिनांक 18.05.2018 U/s 420,406,448,120B IPC थाना सैक्टर-31 फरीदाबाद में दर्ज रजिस्टर किया जाकर मुकदमा हजा की कम्प्युटराईज प्रतिया नियमानुसार तैयार करके सम्बन्धित अफसरान बाला वा इलाका मजिस्ट्रेट की



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सेवा मे भेजी जायेगी । नकल मिशल पुलिस मय असल परिवाद आगामी तपतीस हेतु निज्द इन्चार्ज EOW सैल सैन्ट्रल जोन बजरिया डाक भेजी जायेगी नोट :- इन्चार्ज EOW सैल सैन्ट्रल जोन की CCTNS मे ID ना होने के कारण ASI अमरजीत सिंह को दर्शाया गया है वा ASI अमरजीत सिंह की हाजरी मे दर्ज किया गया है ।

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) Rank (पद): Asst. SI (Assistant Sub-Inspector)

(2) Directed (Name of I.O.) (जांच अधिकारी का नाम):
Amarjeet singh

No. (सं.): 1397 to take up the Investigation (को जांच अपने पास में लेने के लिए निर्देश दिया गया) or (या)

Directed (Mobile No. of I.O.) (जांच अधिकारी का मोबाइल नंबर): 919582805468

(3) Refused investigation due to (जांच के लिए): or (के कारण इंकार किया या) District (ज़िला):

(4) Transferred to P.S. (थाना):

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)



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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):



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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	1968				
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

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)