



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.): 0344 Date (दिनांक): 29/07/2019
15:00

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	467
5	IPC 1860	468
6	IPC 1860	471
7	IPC 1860	506

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): 29/07/2019 Time (समय): 15:00 hrs

(c) General Diary Reference (रोजनामचा संदर्भ): Entry No. (प्रविष्टि सं.): 022 Time (समय): 29/07/2019
19:22 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, 730-732, 7th Floor., Near Metro Station, Mewla, Maharajpur, GT Road, Faridaba,
(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): Mrs. Jatinder Kumari Tarneja
(b) Father's/Husband's Name (पिता/पति का नाम):
(c) Date/Year of Birth (जन्म तिथि / वर्ष): (d) Nationality (राष्ट्रीयता): INDIA
1989
(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	A-401, Rishi Apartment,, Alaknanda, New Delhi-110019, NEW DELHI, DELHI, INDIA
2	Permanent Address	A-401, Rishi Apartment,, Alaknanda, New Delhi-110019, NEW DELHI, DELHI, 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	Ms SRS Real Estate Ltd		
2	Mr Anil Jindal Chairman and MDSRS Real Estat		

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):

IN THE COURT OF HON'BLE ILAQUA MAGISTRATE/CHIEF JUDICIAL MAGISTRATE,
FARIDABAD IN THE MATTER OF Ms. Jatinder Kumari Tarneja Complainant Versus M/s SRS
Real Estate Ltd and Others Respondents Mrs. Jatinder Kumari Tarneja R/o: A-401, Rishi



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Apartment, Alaknanda, New Delhi-110019 Through Special Power of Attorney - Gautam Narula A 354856481402 Complainant Versus 1. M/s SRS Real Estate Ltd (having office at SRS Tower, 730-732, 7th Floor, Near Metro Station, Mewla Maharajpur, G.T Road, Faridabad, Haryana 121003, 2. Mr Anil Jindal, Chairman and MD, SRS Real Estate Ltd (having office at SRS Tower, 730-732, 7th Floor, Near Metro Station, Mewla Maharajpur, GT Road, Faridabad, Haryana 121003, 3. Mr Vinod Jindal, Director, SRS Real Estate Ltd (having office at SRS Tower, 730-732, 7th Floor, Near Metro Station, Mewla Maharajpur, G.T Road, Faridabad, Haryana 121003 , 4.. Mr Rajesh Singla, Director, SRS Real Estate Ltd (having office at SRS Tower, 730-732, 7th Floor, Near Metro Station, Mewla Maharajpur, G.T Road, Faridabad, Haryana 121003 , 5. Mr Nanak Chand Tayal, Director, SRS Real Estate Ltd (having office at SRS Tower, 730-732, 7th Floor, Near Metro Station, Mewla Maharajpur, G.T Road, Faridabad, Haryana 121003 , 6. Mr Bishal Bansal, Director, SRS Real Estate Ltd (having office at SRS Tower, 730-732, 7th Floor, Near Metro Station, Mewla Maharajpur, GT Road, Faridabad, Haryana 121003 , 7. Mr Lalit Kumar, Director, SRS Real Estate Ltd (having office at SRS Tower, 730-732, 7th Floor, Near Metro Station, Mewla Maharajpur, G.T Road, Faridabad, Haryana 121003 , 8. Mr Dilip Singh, Director, SRS Real Estate Ltd (having office at SRS Tower, 730-732, 7th Floor, Near Metro Station, Mewla Maharajpur, G.T Road, Faridabad, Haryana 121003 ,Respondents P.S. Concerned: Sector 31, Faridabad Application u/s section 200 of CrPC on behalf of applicant/complainant to require the police investigate the case for the offences, which are made out from the complaint dated 21.01.2019 and lodge FIR u/s 406/420/467/368/471/120-B and 506 IPC Most Respectfully Showeth:

1. That the complainant is peace loving and law abiding Indian citizen and have been residing at A-401, Rishi Apartment, Alaknanda, New Delhi-110019 from the last so many years and thus has acquired a good repute in the said locality.
2. That the Respondent No.1 is a company duly incorporated under the provisions of the Companies Act, 1956. Respondent No.1 is engaged in the real estate construction business. Respondent No.2 is the Managing Director and authorized signatory of the Respondent No. 1. Respondent No. 3, 4, 5, 6, 7 and 8 are directors and authorized signatories of Respondent no. 1. Respondent No.2 to Respondent No.8 are in overall control of the day-to-day business and working of the Respondent No.1. , 3. That on the basis of advertisements made by the Respondent No. 1 company in newspapers in and around April 2015, for an Affordable Group Housing Project namely "SRS PALM HOMES" situated in Sector 7, Palwal, Haryana, the complainant became interested in respondent company's project as complainant wanted a house for residential purposes for herself and her family at Faridabad. Consequently, complainant approached the Respondent No.1 Company where she met the Respondents, on number of occasions and they made representations for allotment of profitable space in project of housing scheme. Respondents caused the Complainant to believe by airing various lucrative proposals and representations,
4. The Complainant, keeping in mind the requirement of a space in Faridabad due to better environment, good education best residential purposes for herself and her children was unable to read the fraudulent dishonest intention of the respondents. The complainant believed the representations so made by the respondents and in April 2015 applied for allotment of flat/unit in Group Housing Scheme called "SRS PALM HOMES" situated at Sector 7, Palwal, Haryana.
5. There after the respondents issued an Allotment letter dated 25 April 2015 showing allotment of flat bearing No. C 1, Type B, Floor Number 1st, Flat Number 103 admeasuring 531 sq. feet bearing flat no. PH/C1/B/103 at total price of Rs. 16,58,507/ (here in after referred to as "said



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Flat”). The respondents made promise to deliver the possession of the said Flat by May 2018 to the Complainant. , 6. Based on these representations, the respondents induced complainant to deposit 25% booking amount of Rs. 3,94,627/- within 30 days of the allotment letter. The complainant in good faith made payment on 13 May 2015 to the respondents. 7. The complainant thereafter made further cheque payments for Rs. 2,07,313/- and Rs. 2,07,414/- on 04 December 2015 and 09 June 2016 respectively to respondents in compliance with their demands. The copy of cheque payments (drawn on IDBI bank) acknowledgement receipts is annexed herewith as Annexure "A". 8. That the respondents succeeded in their malafide designs and grabbed the money from the Complainant and did not made any efforts to complete the construction of the project. 9. That the respondents assured the complainant from time to time that the construction was in progress and possession of flat will be handed over on or before May 2018. However, the respondents' malafidely stopped the construction of the project. A perusal of the construction site by complainant on several occasions in a span of last one year brought to her notice that construction was never in progress. The respondents deliberately failed to complete the construction of the project despite in receipt of around 50% of the total consideration amount. The Project site seemed to be an abandoned piece of land and only 10% of the work is completed at construction site. The copy of photographs of construction site is annexed herewith as Annexure - "B". 10. That the Complainant made repeated calls, requests, personal follow-ups in all offices of the Respondents for delivery of the possession of the said Flat and execution of conveyance deed, however, all efforts went in vain and the respondents never responded to the Complainant calls/follow-ups. 11. That the Complainant booked the said flat with intent to settle with her family and her children in Faridabad so that they could pursue their education and further studies. 12. That the Complainant finally served a legal notice of demand dated 05 December 2018 to the Respondents but the respondents did not gave any reply to the said Notice. The copy of legal notice is annexed herewith as Annexure - "C". 13. That the respondents, fraudulently and dishonestly, induced the Complainant to deliver a sum of Rs. 8,09,254/- (Rupees Eight Lakhs Nine thousand two hundred and fifty four only) to them on the pretext of sale of the said Flat. The respondents induced the Complainant to deliver the above said money having dishonest and fraudulent intention of non-execution of conveyance deed and non-delivery of the possession right from the beginning, and deceived the Complainant and played fraud upon her. 14. That the representations and promises made by the respondents have been found to be dishonest, deceptive and criminal from the very beginning and they have conspired and committed a mass money embezzlement and fraud in pursuance of criminal conspiracy. 15. That the respondents owe complainant a sum of Rs. 8,09,254/- (Rupees Eight Lakhs Nine thousand two hundred and fifty four only) along with accumulated interest till date. 16. That the complainant already handed over and submitted detailed complaint in this regard against the respondents to Commissioner of Police Office on 21 January 2019 and it has been registered as Complaint no. 508/CCP 2119. The copy of complaint is annexed herewith as Annexure - "D". 17. That the respondents have committed the offence of cheating, forgery, Criminal Breach of Trust, misappropriation of funds and other offences punishable under the Indian Penal Code. 18. That the complainant had been been waiting for five months but police has taken no action till date. The complainant found nothing except disappointment. 19. That in view of the imperious, lackadaisical and apathetic attitude of the local police, it has become necessary for the applicant/complainant to approach this Hon'ble Court under the provisions of Section 200 CrPC with a



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prayer to lodge FIR u/s 406/420/467/468/471/120-B/506 and the concerned IO/ S.H.O of Sector 31 police station, Faridabad may kindly be directed to investigate the case in proper manner as per law and rules. 20. That the applicant is ready and willing to co-operate the S.H.O. / I.O. for the proper investigation as and when she is called by them in this regard. 21. That by the aforesaid wrong act and conduct of all the accused persons who have committed offence punishable under sections 406/467/468/471/120-B/506 IPC, hence this complaint before this Hon'ble court because the accused are still holding the threats to the complainant for her life and property and illegally wants to swindle the hard earned money of the complainant. 22. That since the transaction took place at Faridabad and hence this Hon'ble court has got jurisdiction to entertain, try and decide the present complaint. Prayer:- It is prayed that S.H.O or the I.O of Sector 31 Police station, Faridabad be directed to lodge FIR and register the case against the respondent no.1 to 8 arrest them, file the report and get them punished from the court of law. Affidavit is enclosed. Jatinder.K Tarneja Applicant/Complainant Dated:22/7/15 Through Counsel Sd:- Manwinder Singh , Manwinder Singh, Office - 2016/9 Fbd(Haryana) 121006 T.S. Tomar, Seat No. 151, South Wing, District Court, Faridabad अज थाना :- एक इस्तगासा 156(3) CrPC बा अदालत M/s SHIVANI JMIC FARIDABAD से जिस पर जुर्म जैर धारा 406/420/467/468/471/120-B/506 IPC तहरीर किया हुआ बजरिया डाक थाना मे प्राप्त हुआ जिस मुकदमा नम्बर 344 दिनांक 29.07.2019 U/S 406/420/467/468/471/120-B/506 IPC थाना सैक्टर 31 फरीदाबाद दर्ज कम्प्युटर की जाकर प्रथम सूचना रिपोर्ट की प्रतिया कम्प्युटर से तैयार करके इलाका मैजिस्ट्रेट साहब वा सम्बन्धित अधिकारियो की सेवा मे बजरिया डाक भेजी जाएगी । नकल मिशाल पुलिस मय असल इस्तगासा आगामी तपतीस हेतु ASI बिजेन्द्र सिंह के हवाले हुई जो रखे गये हैं आईन्दा तपतीस अमल मे लाई जायेगी । नोट:- यह मुकदमा ASI बिजेन्द्र 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):
Bijender Singh



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No. (सं.): 2314 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): 91

(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)

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

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	Unknown					Is Proxitted: Yes
2	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

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)