

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

(धारा 154 दंड प्रक्रिया संहिता के तहत )

1. District (ज़िला): CENTRAL P.S.(थाना): ANAND PARBAT Year(वर्ष): 2015 FIR No(प्र.सू.रि.सं.): 0602 Date : 28/08/2015

2. Act(s)(अधिनियम): Section(s)(धारा(एँ)):

- THE DELHI LAND (RESTRICTION ON TRANSFER) ACT 1972 3/4/9

3. Occurrence of Offence (अपराध की घटना):

(a) 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 जहाँ सूचना प्राप्त हुई): Date(दिनांक): 28/08/2015 Time (समय): 15:45 hrs  
(c) General Diary Reference (रोजानामचा संदर्भ): Entry No.(प्रविष्टि सं.): 027A Date/Time(दिनांक/समय): 28/08/2015 15:45

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

5. Place of Occurrence (घटनास्थल):

(a) Direction and Distance from P.S (थाना से दूरी और दिशा): NORTH-EAST , 1.0 Km(s) Beat No(बीट सं.): 5  
(b) Address(पता): PLOT NO. 8-A , GALI NO. 9, FIRST FLOOR ,ANAND PARBAT INDUSTRIAL AREA ,NEW ROHTAK ROAD, DELHI-110005  
(c) In case, Outside the limit of the Police Station (यदि थाना सीमा के बाहर है):  
Name of P.S(थाना का नाम): District(ज़िला):

6. Complainant / Informant (शिकायतकर्ता/सूचनाकर्ता):

(a) Name(नाम): ANURODH KUMAR SONI (S/O) LATE SH RAM CHANDER PRASAD  
(b) Date/Year of Birth (जन्म तिथि /वर्ष): Nationality (राष्ट्रियता): INDIA  
(c) Passport No.(पासपोर्ट सं.): Date of Issue (जारी करने की तिथि): Place of Issue (जारी करने का स्थान):  
(d) Occupation (व्यवसाय):  
(e) Address(पता): MS ANURODH AUTOMATES, PLOT 8-A, GALI NO. 9, FIRST FLOOR, ANAND PARBAT, INDUSTRIAL AREA, ANAND PARBAT, CENTRAL, DELHI, INDIA,

7. Details of Known/Suspect/Unknown accused with full particulars(attach separate sheet if necessary)(जात/ संदिग्ध /अज्ञात अभियुक्त का का पुरे विवरण सहित वर्णन): (6)

- SUDESH JAIN (W/O) SATPAL JAIN
- SATPAL JAIN (S/O) OM PARKASH JAIN  
(R/O) B-4/208, SECTOR-7, ROHINI , DELHI,
- SMT PRITAM KAUR (W/O) HARBHAJAN SINGH  
(R/O) C-80, GROUND FLOOR,, CHANDER NAGAR, RAMPRASTHA, GAZIABAD,

- JAGMOHAN SINGH (S/O) SARDAR GYAN SINGH  
(R/O) WZ-D-15, PLOT NO. 15, GALI NO. 13, SANT GARH, TILAK NAGAR, DELHI,
- SMT DALJEET KAUR (W/O) GURENDER SINGH  
(R/O) C-80, GROUND FLOOR,, CHANDER NAGAR, RAMPRASTHA, GAZIABAD,
- SUB REGISTRAR 1  
(R/O) KASHMIRI GATE, DELHI,

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

NO DELAY

**9. Particulars of the properties stolen/involved (attach separate sheet if necessary):**

**Sl.No. (क्र.सं.) Property Type(Description)**

**Est. Value(Rs.)(मूल्य (रु में))**

**10. Total value of property stolen (चोरी हुई सम्पत्ति का कुल मूल्य):**

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

**12. F.I.R. Contents (attach separate sheet, if required)(प्रथम सूचना रिपोर्ट तथ्य):**

TO, The SHO, P.S. Anand Parbat, Delhi. Sub: Complaint on behalf of Sh. Anurodh Kumar Soni S/o Late Sh. Ram Chander Prasad Proprietor of M/s Anurodh Auto Mats At Plot 8-A, Gali No. 9, First Floor Anand Parbat Industrial Area, New Rohtak Road, Delhi- 110005 ALSO AT :- L-78, Block-L, Raghubir Nagar, J.J. Colony, New Delhi against (1) Smt. Sudesh Jain W/o Sh. Satpal Jain (2) Satpal Jain S/o Om Parkash Jain both B-4/208, Sector – 7, Rohini, Delhi- 110085 (3) Smt. Pritam Kaur W/o Sh. Harbhajan Singh R/o C-80, Ground Floor, Chander Nagar, Ramprastha, Ghaziabad, U.P. (4). Sh. Jagmohan Singh S/o Sardar Gyan Singh R/o WZ-D-15, Plot No. 15, Gali No. 13, Sant Garh, Tilak Nagar, New Delhi (5) Smt. Daljeet Kaur W/o Sh. Gurender Singh R/o C-80, Ground Flor, Chander Nagar, Ramprastha, Ghaziabad, U.P. And (6) Sub Registrar-I, Kashmiri Gate, New Delhi for registration of FIR against them under section 420/467/468/471/474/34 IPC and section 3 & 4 of Delhi Lands (Restriction on Transfer) Act, 1972. Sir, The Complainant respectfully submits as under :- 1. That the Complainant is a lawful occupant in property bearing Plot No. 8-A, First Floor, Gali No. 9, Anand Parbat Industrial Area, New Rohtak Road, Delhi- 110005 and occupying the said property since 1992. 2. That the complainant has to start a business of electrical part in the name and style of M/s Anurodh Auto Mats at Plot No. 8-A, First Floor, Gali No. 9, Anand Parbat Industrial Area, New Rohtak Road, Delhi- 110005. 3. That the Complainant had established the Industry in the name and style of M/s Anurodh Auto Mats in the said property. 4. That thereafter the complainant installed the machines and started business in the said premises without any interruption. 5. That at the time of starting the busines, the electricity and power meter in said property was installed in the name of previous occupant namely M/s Singh Auto Colouring. 6. That the said land is forming part of village Shahdhora Khurd and the recorded owner of the entire Estate land underneath of the superstructure was in the name of Ramjas Foundation, a society duly registered under the Society Registration Act having its registered office at 4609, Ansari Road, Darya Ganj, New Delhi and their Estate office situated at Ramjas Estate, Anand Parbat New Delhi- 110005. 7. That ultimately the entire estate including the said property has been acquired by the Govt. respective awards have been made in favour of the Ramjas Foundation, The Govt./DDA has taken over the symbolic possession of 19.06.1998 on “as is where is basis” and thereafter occupants of the area have been stoped paying rent/ charges to the Ramjas Foundation. 8. That the Complainant is holding various documents i.e. MTNL, bills, Receipt/Letter issued by Delhi Pollution Control Committe, Receipts issued by Anand Parbat Industrial Area CETP

Society, Receipts issued by New Rohtak Road Manufacture Association, Receipt issued by MCD, Letter issued by Delhi Pollution Control Committee and other documents etc. in respect of the said property. 9. That the said Sh. Harbhajan Singh took Rs. 2.00,000/- from the Complainant by virtue of cost of construction by virtue of oral agreement and surrendered all his rights, title and interest whatsoever in favour of the Complainant on 25.06.1998. 10. That the Complainant is in uninterrupted possession of the suit property since 1992 an exclusively using and enjoying the said property and running his industries under the name and style of M/s Anurodh Auto Mats. 11. That on 31.03.2014, Satpal Jain i.e. accused No. 2 came to said property and stated that he has purchased the said property and asked the Complainant to vacate the same. 12. That thereafter being aggrieved the Complainant had filed a suit against the accused No. 2 Satpal Jain on 04.04.2014. Copy of the plaint is annexed herewith for your kind perusal. 13. That the said civil suit has been assigned to the Hon'ble Court of Ms. Prabhdeep Kaur, Civil Judge, Tis Hazari Court, Delhi and now the same is fixed for 11.07.2014. 14. That in the said suit the accused No. 2 i.e. Satpal Jain has filed his written statement. Copy of the written statement is annexed herewith for your kind perusal. 15. That with the said written statement the said Satpal Jain accused No. 2 filed a copy of sale deed dated 19.09.2013 executed by Smt. Pritam Kaur i.e. Accused No. 3 in favour of Smt. Sudesh Jain i.e. Accused No. 1 duly witnessed by accused No. 4 and 5 i.e. Jagmohan Singh and Smt. Daljeet Kaur and the same got registered with Sub Registrar-I, Kashmiri Gate, Delhi i.e. Accused No. 6. 16. That the Complainant is shocked and surprised to see the said sale deed which cannot be executed between Smt. Pritam Kaur i.e. accused No. 3 in favour of Smt. Sudesh Jain i.e. Accused No. 1 and registered with the accused No. 6 Sub Registrar-I, Kashmiri Gate, Delhi. 17. That the Govt/ Competent authority had issued public notice on 12.12.1998 by publishing in newspaper "Nav Bharat Times" and pasting the notices in the area by the Land Acquisition Collector, GNCT of Delhi, Land & Building Department, Vikas Bhawan, New Delhi. Copy of the same are annexed herewith for your kind perusal. 18. That the Hon'ble Supreme Court of India vide judgment titled as "Ramjas Foundation & other Vs. Union of India & others" In civil appeal No. 6662/2004 decided on 09.11.2010 cited in VIII (2010) SLT 156 had confirmed the acquisition proceedings and possession of the Govt./DDA in respect of the said demised property beside the other estate known as Ramjas Estate, Anand Parbat, New Delhi-110005 and in the Revenue record Estate known as village Shahdora Khurd, Delhi. 19. That it is the mandate of section 3 and 4 of the Delhi Lands (Restrictions on Transfer) Act, 1972 prohibiting the property in question as well as any part of the property situated in the village Shahdora Khurd, Delhi which was originally owned by Ramjas Foundation, a society duly registered under the Society Registration Act having its registered office at 4609, Ansari Road, Darya Ganj, New Delhi and their Estate office situated at Ramjas Estate, Anand Parbat, New Delhi- 110005. Copy of the extract portion of the Act is annexed herewith for your kind perusal. 20. That the accused persons are stated above are in collusion and in connivance with each other and are equal partner in commission of the offence committed by them. 21. That the sale has been restricted under the mandate of the said act and as the said property had been acquired by the Govt. In the year 1998 and legal rights of ownership vest with the Govt./DDA and the said version has also been confirmed by the Hon'ble Supreme Court of India in case titled as "Ramjas Foundation & others Vs. Union of India & others" In civil appeal No. 6662/2004 decided on 09.11.2010 cited in VIII (2010) SLT 156. 22. That as no sale deed can be executed and registered by any persons in the said area and the erring officer i.e. Sub Registrar-I Kashmiri Gate, Delhi, who is accused No. 6 has also misused his sovereign power delegated to him. 23. That by executing the said sale deed between Smt. Pritam Kaur i.e. Accused No. 3 in favour of Smt. Sudesh Jain i.e. Accused No. 1 a fraud has been committed and with their malafide intention and ulterior motive, the said sale deed has been manufactured and created valuable security which is defined u/s 30 of the Indian Penal Code. 24. That

by executing and registering the said sale deed the aforesaid accused persons have abused the process of law and have taken the law in their own hands and by the said illegal act the aforesaid accused persons are liable to be prosecuted under section 420/467/468/471/474/34 IPC and section 3 & 4 of Delhi Lands (Restrictions on Transfer) Act, 1972. 25. That from the aforesaid facts the cognizable offences are made out and as per the verdict of the Hon'ble Supreme Court of India and the notification issued by the Commissioner of Police, Delhi, the police officials is duty bound to get the FIR registered in the relevant provisions of law. 26. That the aforesaid accused persons have committed offence punishable under section 420/467/468/471/474/34 IPC and section 3 & 4 of Delhi Lands (Restrictions on Transfer) Act, 1972. It is humbly requested that an FIR under section 420/467/468/471/474/34 IPC and section 3 & 4 of Delhi Lands (Restrictions on Transfer) Act, 1972 against the aforesaid accused persons may kindly be registered and the accused persons may kindly be prosecuted and punished according to law as earliest. It is prayed accordingly. Thanking You, Sd. English Anurodh Complainant Sh. Anurodh Kumar Soni S/o Late Sh. Ram Chander Prasad Proprietor of M/s Anurodh Auto Mats At Plot 8-A, Gali No. 9, First Floor, Anand Parbat Industrial Area, New Rohtak Road, Delhi- 110005. Delhi Dated :- 03.07.2014 D.O. Anand Parbat to register a case u/s 3/4/9 The Delhi Land (Restrictions on Transfer ) Act, 1972 and hand over the investigation to undersigned. Sd. English Pradeep Kumar D-4843 PS. Anand Parbat. कार्यवाही पुलिस अज थाना एक तहरीर अंग्रेजी SI Pardeep Kumar साहब ने दर पेश की तहरीर की मौसूलगी पर मन HC/DO ने मु० न० 602/15 U/S 3/ 4/ 9 The Delhi Land Act 1972 दर्ज CIPA कम्प्यूटर आपरेटर द्वारा कराकर असल तहरीर मय FIR कम्प्यूटर कापी SI प्रदीप साहब के हवाले की गई जो मु० हजा की तफ्तीश में मशरूफ है तमाम हालात SHO साहब को बतलाये गये दीगर नकुलात बजरिये डाक अफसरान बाला की खिदमत में अरसाल होंग बकलम HC/DO.

**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 किया गया अपराध मद सं.2 में उल्लेख धारा के तहत है ):

(i) Registered the case and took up the investigation:

OR (या)

(प्रकरण दर्ज किया गया और जांच के लिए लिया गया):

(ii) Directed (Name of the I.O.)(जांच अधिकारी का नाम ): PRADEEP KUMAR

Rank (पद):

SI (SUB-INSPECTOR)

No(सं.): 16090162

to take up the investigation (को जांच आपने पास में लेने के लिए निर्देश दिया गया ) OR(या)

(iii) Refused investigation due to (जांच के लिए):

OR (के कारण इंकार किया या)

(iv) Transferred to P.S(name)(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**

**Name(नाम):** SHIV CHARAN

**Rank (पद):** HC (HEAD CONSTABLE)

**No.(सं.):** 28780336

**15. Date and Time of despatch to the court:**

(अदालत में प्रेषण की दिनांक और समय):