

## FIRST INFORMATION REPORT

முதல் தகவல் அறிக்கை

(Under Section 154 Cr.P.C.)

(சூ.ந.வி.தொ.பிரிவு 154 இன் கீழ்)

TAMIL NADU POLICE  
INTEGRATED INVESTIGATION FORM-I

80816333

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1. District : **Madurai** PS: **V F A C** Year: **2022** FIR No.: **8/22** Date: **29-9-22**  
மாவட்டம் காவல்நிலையம் ஆண்டு முத.அ. எண் நாள்
2. (i) Act சட்டம்: **Indian Penal Code** Sections பிரிவுகள்: **167, 409, 418, 465**  
(ii) Act சட்டம்: **PC Act 1988 and PC** Sections பிரிவுகள்: **7(a) of PC Act 1988**  
(iii) Act சட்டம்: **(Amendment) Act 2018** Sections பிரிவுகள்: **as amended PC (Amendment) Act 2018 & 167, 409, 418, 465/109 IPC**  
(iv) Other Acts & Sections பிற சட்டங்களும், பிரிவுகளும் :
3. (a) Occurrence of Offence Day : Date from : **3-8-2018** Date to : **11-12-2019**  
குற்ற நிகழ்வு நாள் நாள் முதல் நாள் வரை - **Sec 12 of PC Act 1988 as amended PC (Amendment) Act 2018**  
Time Period : Time from : **3-8-2018** Time to : **11-12-2019**  
நேர அளவு நேரம் முதல் நேரம் வரை
- (b) Information Received at PS. Date : **29-9-2022** Time : **17.00 hrs.**  
காவல் நிலையத்திற்கு தகவல் கிடைத்த நாள் நேரம்
- (c) General Diary Reference : Entry No(s) **29-9-2022** Time : **19.00 hrs.**  
பொது நாட்குறிப்பில் பதிவு விவரம் என் நேரம்
4. Type of Information : Written/ Oral : **Written type**  
தகவலின் வகை : எழுத்து மூலம் / வாய்-மொழியாக
5. Place of Occurrence (a) Direction and Distance from PS : **Chokkikulam Sub Registrar**  
குற்ற நிகழ்விடம் (அ) காவல்நிலையத்திலிருந்து எவ்வளவு தூரமும், எத்திசையும்  
Beat Number : (b) Address : **Office, Madurai North Registration District**  
முறைக் காவல் எண் முகவரி **Madurai District - Northeast: 7 km**
- (c) In case outside limit of this Police Station, then the Name of P.S : District :  
இக்காவல் நிலைய எல்லைக்கப்பால் நடந்து இருக்குமாயின், அந்நிலையில் அந்த கா.நி.பெயர் மாவட்டம்
6. Complainant /Informant (a) Name : (b) Father's/ Husband's Name :  
குற்றமுறையீட்டாளர்/ தகவல் தந்தவர் பெயர் **N. Bharathi Priya** தந்தை / கணவர் பெயர் **R. Neelamegam**  
(c) Date / Year of Birth : **17-1978** (d) Nationality **Indian** (e) Passport No. : **—**  
நாள் / பிறந்த ஆண்டு நாட்டினம் வெளிநாட்டு கடவுச்சீட்டு எண்
- Date of Issue : Place of Issue :  
வழங்கப்பட்ட நாள் வழங்கப்பட்ட இடம்
- (f) Occupation : **Inspector of Police** (g) Address : **Vigilance and Anti-Corruption**  
தொழில் முகவரி **Madurai.**
7. Details of Known/Suspected/Unknown accused with full particulars. (Attach separate sheet if necessary)  
தெரிந்த / ஐயப்பாட்டிற்குரிய / தெரியாத குற்றஞ்சாட்டப்பட்டவரின் முழுமையான விவரங்கள்  
(தேவையெனில் தனித்தாள் இணைக்கவும்)
- As per enclosed Sheet in Annexure-A**
8. Reasons for delay in reporting by the complainant / Informant:  
குற்றமுறையீட்டாளரால் / தகவல் கொடுப்பவரால் முறையிட்டதில் தகவல் கொடுப்பதில் தாமதம்  
**Based on the vigilance Report 01/2020-21/Regn/MV**  
**Hence no delay.**

9. Particulars of properties stolen / involved (Attach separate sheet if necessary)  
களவாடப்பட்ட / களவிற்குள்ளான சொத்துக்களின் விவரம் (தேவையெனில் தனித் தாளில் இணைக்கவும்)
10. Total value of properties stolen / involved :  
களவாடப்பட்ட / களவிற்குள்ளான சொத்துக்களின் மொத்த மதிப்பு
11. Inquest Report / Un-natural death Case No. if any:  
பிண விசாரணை அறிக்கை / இயற்கைக்கு மாறான இறப்பு எண் ஏதேனும் இருந்தால்
12. FIR Contents (Attach separate sheet, if required) :  
முதல் தகவல் அறிக்கையின் சுருக்கம். (தேவையெனில் தனித்தாளில் இணைக்கவும்)

Typed content in Page NO 3 to 9 is enclosed in Annexure - A and Annexure - B.

13. Action taken : Since the above report reveals commission of offence(s) u/s as mentioned at item No.2 registered the case and took up the investigation / directed Int. Sanyakal Rank Inspector O.P.A. to take up the investigation / Refused Investigation / transferred to PS.....on point of jurisdiction.

எடுக்கப்பட்ட நடவடிக்கை : மேலே குற்ற முறையீட்டில் உள்ளவை பிரிவு 2ல் கூறப்பட்ட சட்ட பிரிவுப்படியான குற்றமாக வழக்கு பதிவு செய்து புலனாய்வுக்கு எடுத்துக்கொள்ளப்பட்டது / பணிக்கப்படுதல் ..... பதவி ..... நிலை பணியாளரின் புலனாய்வுக்கு எடுத்துக்கொள்ள பணிக்கப்பட்டது / மறுக்கப்பட்டு எல்லையைக் கருதி புலனாய்வுக்கு ..... காவல் நிலையத்திற்கு மாற்றப்படுகிறது.

FIR read over to the Complainant / Informant, admitted to be correctly recorded and a copy given to the Complainant / Informant free of cost.

மு.த.அ. குற்றமுறையீட்டாளருக்கு / தகவல் தந்தவருக்கு படித்துக்காட்டி, அது சரியாக எழுதப்பட்டு இருப்பதாக ஏற்றுக் கொள்ளப்பட்டு, அதன் படி நகல் ஒன்று இலவசமாக கொடுக்கப்பட்டது.

14. Signature / Thumb Impression of the Complainant / Informant  
குற்றமுறையீட்டாளர் / தகவல் கொடுப்பவரின் ஒப்பம் / பெருவிரல் இரேகைப் பதிவு

Signature of the Officer in-charge, Police Station  
காவல் நிலைய பொறுப்பு அலுவலரின் ஒப்பம்

15. Date & Time of despatch to the court:

நீதிமன்றத்திற்கு அனுப்பப்பட்ட நாளும், நேரமும் 29-9-22  
19.15 hrs.

Name: பெயர் N. Bharathi Praga  
Rank: நிலை ..... No. எண் .....

Inspector of Police  
V & AC, Madurai

**Annexure - A****Accused :**

- A-1** Tr. S. Anjanakumar, age 57/2022, S/o. Sathyamoorthy,  
Formerly Sub Registrar, Chokkikulam Sub Registry,  
Madurai North Registration District, Madurai District.  
Now District Registrar (Audit), Pudukottai District.
- A-2** Tr. S. Jawahar, age 54/2022, S/o R. Shanmugam,  
Formerly Sub Registrar, Chokkikulam Sub Registry,  
Madurai North Registration District, Madurai District.  
Now Sub Registrar (Guideline value) Nagercoil, Kanyakumari District.
- A-3** Tr.C.Sabari Rajan, S/o Chandran,  
Door No.3, Muthamil Nagar, P&T Nagar Extension, Anaiyur, Madurai  
(Private Individual)
- A-4** Tr.V.Bilavadikaruppu, S/o Valagurunathan,  
Door No.4/392 B, Gangai Street, Sasi Nagar East, P&T Nagar Extension, Madurai  
(Private Individual)
- A-5** Tr.S.Aruljothi, S/o Sangili,  
Door No.60, Puthu Ramnad Road Vishalam, Jawahar Road, Munichalai, Madurai.  
(Private Individual)
- A-6** Tr. J. Joseph Sanjay Manoj, S/o. A. Joseph, Door No.12, Thiruvalluvar 5<sup>th</sup> Street,  
Anandha Nagar Extension, Keezha Panangadi, Madurai  
(Private Individual)
- A-7** Tmt. T. Sathya, W/o. Raman,  
Plot No.4, RS No.16/4, Sri Vinayaga Nagar, Bama Nagar, Madurai.  
(Private Individual)
- A-8** Tmt. P. Sreemathi, W/o. Prasanth, Plot No.19,  
RS No.13/6, Maruthupandiar Street, Anandha Nagar, Bama Nagar, Madurai.  
(Private Individual)
- A-9** Tmt. A. Meena, W/o. Anbalagan, D.No.192-A, Anandagiri 3<sup>rd</sup> Street,  
Kodaikanal, Dindigul District.  
(Private Individual)
- A-10** Tmt. L. Sundaram, W/o. Raveendran,  
Plot No.13, RS No.13/6, Bama Nagar, Keezhapanangadi, Madurai.  
(Private Individual)

*L. Ble Ram 29-9-22*  
Inspector of Police,

**Vigilance and Anti - Corruption,  
Madurai .**

**Annexure - B****Honoured Sir submitted :**

Tr. S. Anjanakumar (A1) is presently working as District Registrar (Audit) in Pudukottai District. He had previously worked as Chokkikulam Sub Registrar, Madurai North Registration District from 24.07.2018 to 19.07.2019.

2) Tr. S.Jawahar (A2) is presently working as Sub Registrar.(Guideline value), Nagercoil in Kanyakumari District. He had previously worked as Chokkikulam Sub Registrar, Madurai North Registration District from 24.07.2019 to 08.06.2021. As such A1 Tr. S. Anjanakumar and A2 Tr. S. Jawahar are public servants within the definition of Section 2 (c) of the Prevention of Corruption Act 1988 as amended by the Prevention of Corruption (Amendment) Act, 2018.

3) Tr.C.Sabari Rajan (A3), Tr.V.Bilavadikaruppu (A4) and Tr.S.Aruljothi (A5) are small scale flat promoters. Tr.J.Joseph Sanjay Manoj (A6), Tmt. T.Sathiya (A7), Tmt. P.Sreemathi (A8), Tmt.A.Meena (A9) and Tmt.L.Sundaram (A10) are flat buyers. A3 to A10 are Private Individuals and they have intentionally aided the commission of offence.

4) Credible information has been received that during their tenure as Sub-Registrars of Chokkikulam Sub Registry in Madurai North Registration District, A1 and A2 had, in collusion with Flat Promoters, and Flat buyers indulged in corrupt activity in the registration of sale-deeds in respect of vacant sites with Flats constructed therein, by way of registering the vacant site alone as if the property was only vacant site without any building, and by way of omitting to collect fee towards stamp duty and registration fee payable to the Government for the Flats which were existing over the vacant sites, resulting in pecuniary gain to the Promoters of the Flats, and consequent pecuniary loss to the Government to that extent. The details of credible information are as follows:

5) On 03.08.2018, during the tenure of Tr. S. Anjanakumar (A1) as Chokkikulam Sub Registrar, Madurai North Registration District, a sale-deed in respect of Survey No.34/4B (Plot No.12), Anandha Nagar Extn., Keezha Panangadi was presented at Chokkikulam Sub Registry for registration. In the sale-deed, thus presented, it had been mentioned that the property involved in the sale-deed was only

vacant site. But, in reality, a Flat, measuring 106.84 Sq.Mt of Ground Floor and 77.11 Sq.Mt of First Floor, at the total value of Rs.16,60,719/- had been earlier constructed and existing over the said vacant site on 03.08.2018 itself (i.e.,) the date on which the sale-deed was presented for registration. It is pertinent to mention here that the Inspector General of Registration, Chennai had, vide Circular No. 311/2.3/13, Dt : 31.03.2017 issued instructions to all the Sub Registrars to take photographs of the vacant site/building along with him, buyers and vendors, at the time of their Field Inspection and also to affix such photographs in the Field Inspection Report. In the same Circular, the Sub Registrars were also instructed to make a record in the Field Inspection Report, of details such as Document Number, Place, Date of Field Inspection and Boundaries, and also to certify that no building had been constructed in the vacant site, and also to endorse in the document that the property was only a vacant site, in case there was no building. The aforesaid Circular aims at proper collection of fee payable to Government without any omission from the concerned at the time of registration of documents. Tr. S. Anjanakumar (A1) had, without actually inspecting the site which fact is revealed by the non photographing of the property as per the above Circular of the IG of Registration, prepared a false Inspection Report stating that the site was inspected, that the property to be registered was only a vacant site and that no building had been constructed over the vacant site. Tr. S. Anjanakumar (A1) had registered sale-deed 4592/2018, Dt.03.08.2018, in respect of the vacant site alone in favour of Tr.J.Joseph Sanjay Manoj (A6). In the instant case, it was the duty of Tr. S. Anjanakumar (A1) to collect Rs.1,82,679/-, being stamp duty and registration fee payable to the Government at the rate of 11% (7% towards stamp duty) + (4% towards registration fee) of the value of the building. Thus, abusing his official position, Tr. S. Anjanakumar (A1) had omitted to collect Rs.1,82,679/-, resulting in undue advantage of Rs.1,82,679/- to the Promoter Tr. C. Sabari Rajan (A3) and corresponding pecuniary loss to the Government to that extent in the instant case.

6) Similarly, on 10.12.2018, during the tenure of Tr. S. Anjanakumar (A1) as Chokkikulam Sub Registrar, Madurai North Registration District, a sale-deed in respect of Survey No.16/4A (Plot No.4), Sri Vinayaga Nagar, Keezha Panangadi was presented at Chokkikulam Sub Registry, Madurai North Registration District for registration. In the sale-deed, thus presented, it had been mentioned that the property involved in the sale-deed was only vacant site. But, in reality, a Flat, measuring 72 Sq.Mt of Ground Floor at the value of Rs.7,10,100/- had been earlier constructed and existing over the said vacant site on 10.12.2018 itself (i.e.,) the date on which the sale-deed was presented for registration. Tr. S. Anjanakumar (A1) had, without actually inspecting the site prepared a false Inspection Report stating that the site was inspected, that the property to be registered was only a vacant site and that no building had been constructed over the vacant site. Tr. S. Anjanakumar (A1) had registered sale-deed 7001/2018, Dt.10.12.2018 in respect of the vacant site alone in favour of Tmt. T.Sathiya (A7). In the instant case, it was the duty of Tr. S. Anjanakumar (A1) to collect Rs.78,111/-, being stamp duty and registration fee payable to the Government at the rate of 11% ( 7% towards stamp duty) + ( 4% towards registration fee) of the value of the building. Thus, abusing his official position, Tr. S. Anjanakumar (A1) had omitted to collect Rs.78,111/-, resulting in undue advantage of Rs.78,111/- to the Promoter Tr. C. Sabari Rajan (A3) and corresponding pecuniary loss to the Government to that extent in the instant case.

7) Similarly, on 04.07.2019, during the tenure of Tr. S. Anjanakumar (A1) as Chokkikulam Sub Registrar, Madurai North Registration District, a sale-deed in respect of Survey.No.13/6, (Plot No.19), Eastern side, Keezha Panangadi was presented at Chokkikulam Sub Registry, Madurai North Registration District for registration. In the sale-deed, thus presented, it had been mentioned that the property involved in the sale-deed was only vacant site. But, in reality, a Flat, measuring 58.76Sq.Mt of Ground Floor, and 59.02 Sq.Mt of First Floor at the total value of Rs.10,76,900/- had been earlier constructed and existing over the said vacant site on 04.07.2019 itself (i.e.,) the date on which the sale-deed was presented for registration. Tr.S.Anjanakumar (A1) had, without actually inspecting the site prepared a false Inspection Report stating that the site was inspected, that the property to be registered was only a vacant site and that no building

had been constructed over the vacant site. Tr. S. Anjanakumar (A1) had registered sale-deed 3828/2019, Dt.04.07.2019 in respect of the vacant site alone in favour of Tmt. P.Sreemathi (A8). In the instant case, it was the duty of Tr. S. Anjanakumar (A1) to collect Rs.1,18,459/-, being stamp duty and registration fee payable to the Government at the rate of 11% ( 7% towards stamp duty) + ( 4% towards registration fee ) of the value of the building. Thus, abusing his official position, Tr. S. Anjanakumar (A1) had omitted to collect Rs.1,18,459/-, resulting in undue advantage of Rs.1,18,459/- to the Promoter Tr. V. Bilavadikaruppu (A4) and corresponding pecuniary loss to the Government to that extent in the instant case.

8) On 29.08.2019, during the tenure of Tr.S.Jawahar (A2) as Chokkikulam Sub Registrar, Madurai North Registration District, a sale-deed in respect of Survey No.13/6, (Plot No.14), Keezha Panangadi was presented at Chokkikulam Sub Registry, Madurai North Registration District for registration. In the sale-deed, thus presented, it had been mentioned that the property involved in the sale-deed was only vacant site. But, in reality, a Flat, measuring 79 Sq.Mt of Ground Floor at the value of Rs.8,45,500/- had been earlier constructed and existing over the said vacant site on 29.08.2019 itself (i.e.,) the date on which the sale-deed was presented for registration. Tr.S.Jawahar (A2) had, without actually inspecting the site, which fact is revealed by the non photographing of the property as per the above Circular of the IG of Registration, prepared a false Inspection Report stating that the site was inspected, that the property to be registered was only a vacant site and that no building had been constructed over the vacant site. Tr.S.Jawahar (A2) had registered sale-deed 4886/2019, Dt.29.08.2019 in respect of the vacant site alone in favour of Tmt. A.Meena (A9). In the instant case, it was the duty of Tr.S.Jawahar (A2) to collect Rs.93,005/-, being stamp duty and registration fee payable to the Government at the rate of 11% ( 7% towards stamp duty) + (4% towards registration fee) of the value of the building. Thus, abusing his official position, Tr. S. Jawahar (A2) had omitted to collect Rs.93,005/-, resulting in undue advantage of Rs.93,005/- to the Promoter Tr.S.Aruljothi (A5) and corresponding pecuniary loss to the Government to that extent in the instant case.

9) Similarly, on 11.12.2019, during the tenure of Tr.S.Jawahar (A2) as Chokkikulam Sub Registrar, Madurai North Registration District, a sale-deed in respect of Survey No.13/6, (Plot No.13), Keezha Panangadi was presented at Chokkikulam Sub Registry, Madurai North Registration District for registration. In the sale-deed, thus presented, it had been mentioned that the property involved in the sale-deed was only vacant site. But, in reality, a Flat, measuring 92 Sq.Mt of Ground Floor at the value of Rs.9,74,700/- had been earlier constructed and existing over the said vacant site on 11.12.2019 itself (i.e.,) the date on which the sale-deed was presented for registration. Tr.S.Jawahar (A2) had, without actually inspecting the site, which fact is revealed by the non photographing of the property as per the above Circular of the IG of Registration, prepared a false Inspection Report stating that the site was inspected, that the property to be registered was only a vacant site and that no building had been constructed over the vacant site. Tr.S.Jawahar (A2) had registered sale-deed 7238/2019, Dt.11.12.2019 in respect of the vacant site alone in favour of Tmt.L.Sundaram (A10). In the instant case, it was the duty of Tr.S.Jawahar (A2) to collect Rs. 1,07,218 /-, being stamp duty and registration fee payable to the Government at the rate of 11% (7% towards stamp duty) + ( 4% towards registration fee ) of the value of the building. Thus, abusing his official position, Tr. S. Jawahar (A2) had omitted to collect Rs.1,07,218/-, resulting in undue advantage of Rs.1,07,2018/- to the Promoter Tr.S.Aruljothi (A5) and corresponding pecuniary loss to the Government to that extent in the instant case.

10) Necessary prior approval was accorded by the Government in Commercial Taxes and Registration (H) Department, Chennai vide their Letter No. 11232 / H / 2021 - 2, Dt.18.03.2022 for A1 Tr. S. Anjanakumar, and by the Inspector General of Registration, Chennai, vide Proceedings No.38456/V1/2020 Dt.02.03.2022 for A2 Tr.S.Jawahar to register a Regular Case as per the amendment made in the Prevention of Corruption Act 1988.



11) The acts of both A1 and A2, as stated above, constitute offences punishable under Section 167, 409, 418 and 465 IPC, and Section 7 (a) of the Prevention of Corruption Act, 1988, as amended by the Prevention of Corruption (Amendment) Act 2018. The acts of A3 to A10, constitute offences punishable under Section 167, 409, 418, 465 r/w 109 IPC, and Section 12 of the Prevention of Corruption Act, 1988, as amended by the Prevention of Corruption (Amendment) Act 2018.

Hence, I, N. Bharathipriya, Inspector of Police, Vigilance & Anti - Corruption, Madurai registered a case in Cr. No. 08/2022 u/s 167, 409, 418 and 465 IPC, and Section 7 (a) of the Prevention of Corruption Act, 1988, as amended by the Prevention of Corruption (Amendment) Act 2018 against A1 and A2 and u/s 167, 409, 418, 465 r/w 109 IPC, and Section 12 of the Prevention of Corruption Act, 1988, as amended by the Prevention of Corruption (Amendment) Act 2018 against A3 to A10 on 29.09.2022 at 17.00 hrs.

The original FIR is submitted to the Hon'ble Special Judge for Trial of Cases under Prevention of Corruption Act, Madurai and copies were sent to the officers concerned.



*L. B. Bharathipriya* 29-9-22  
Inspector of Police  
Vigilance and Anti-Corruption  
Madurai