

## FIRST INFORMATION REPORT

TAMIL NADU POLICE  
INTEGRATED INVESTIGATION FORM-I

முதல் தகவல் அறிக்கை

(Under Section 154 Cr.P.C.)

(கு.வி.தொ.பிரிவு 154 இன் கீழ்)

C

சீர்தரவு  
07/2023/AC/B

1. District : *Cambay* PS: *V&A* Year: *2023* FIR No.: *07/2023/AC/B* Date: *14-09-2023*  
மாவட்டம் காவல்நிலையம் ஆண்டு முத.அ. எண் நாள்
2. (i) Act சட்டம்: *Prevention of Corruption* Sections பிரிவுகள்: *13(2) & 13(1)(d) of the*  
(ii) Act சட்டம்: *Act 1988.* Sections பிரிவுகள்: *PC Act, 1988 and U/S 109*  
(iii) Act சட்டம்: *IPC* Sections பிரிவுகள்: *IPC 81w 13(2) & 13(1)*  
(iv) Other Acts & Sections பிற சட்டங்களும், பிரிவுகளும் : *cd) of the PC Act, 1988.*
3. (a) Occurrence of Offence Day : Date from : *17-05-2017* Date to : *04-07-2017*  
குற்ற நிகழ்வு நாள் நாள் முதல் நாள் வரை  
Time Period : Time from : Time to :  
நேர அளவு நேரம் முதல் நேரம் வரை
- (b) Information Received at PS. Date : *14-09-2023* Time : *16-30 hrs*  
காவல் நிலையத்திற்கு தகவல் கிடைத்த நாள் நேரம்
- (c) General Diary Reference : Entry No(s) *14-09-2023* Time : *16-20 hrs*  
பொது நாட்குறிப்பில் பதிவு விவரம் எண் நேரம்
4. Type of Information : Written/ Oral : *Written*  
தகவலின் வகை : எழுத்து மூலம் / வாய் மொழியாக
5. Place of Occurrence (a) Direction and Distance from PS: *at about 6 km East - The Airforce Naval House 9/19*  
குற்ற நிகழ்விடம் (அ) காவல்நிலையத்திலிருந்து எவ்வளவு தூரமும், எத்திசையும் *Enclave/TVVA, Ganapathy, Coimbatore.*  
Beat Number : (b) Address : *and at about 7 km south - the*  
முறைக் காவல் எண் முகவரி *Sub Registrar Office, Peelanadu, Coimbatore.*
- (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 : *P. Narayanaidevi* (b) Father's/ Husband's Name : *V. Padmanaban*  
குற்றமுறையிட்டாளர்/ தகவல் தந்தவர் பெயர் தந்தை / கணவர் பெயர்
- (c) Date / Year of Birth : *4/4/2023* (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* (g) Address : *o/o vigilance and Anti Corruption.*  
தொழில் முகவரி *Coimbatore.*
7. Details of Known/Suspected/Unknown accused with full particulars. (Attach separate sheet if necessary)  
தெரிந்த / ஐயப்பாட்டிற்குரிய / தெரியாத குற்றஞ்சாட்டப்பட்டவரின் முழுமையான விவரங்கள்  
(தேவையெனில் தனித்தனி இணைக்கவும்)  
*1. Name: E. Suresh, age 41, wife. Sivaprasadam. Formerly sub Registrar*  
*Peelanadu Coimbatore. permanent Address - No-111, Maankallupudue, V. Karultham*  
*Peelanadu Coimbatore. 2) Thir. R. Maheswari, age 53 wife. R. Rajamoni*  
*Peelanadu Coimbatore. 3) Thir. R. Maheswari, age 53 wife. R. Rajamoni*  
*Peelanadu Coimbatore. 4) Thir. R. Maheswari, age 53 wife. R. Rajamoni*  
*Peelanadu Coimbatore. 5) Thir. R. Maheswari, age 53 wife. R. Rajamoni*
8. Reasons for delay in reporting by the complainant / Informant: *Due to the absence of Debailed Enquiry, the permission was received from*  
குற்றமுறையிட்டாளரால் / தகவல் கொடுப்பவரால் முறையிட்டதில் தகவல் கொடுப்பதில் தாமதம்  
*the Sub Registrar a Regular Case. Hence the case was registered.*

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

Attached with separate sheet

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 Mr. C. Laksh Rank Inspector to take up the investigation / Refused investigation / transferred to PS VSA, Coimbatore on point of jurisdiction.

எடுக்கப்பட்ட நடவடிக்கை : மேலே குற்ற முறையிட்டில் 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.

முதலில் குற்றமுறையிட்டாளருக்கு / தகவல் தந்தவருக்கு படித்துக்காட்டி, அது சரியாக எழுதப்பட்டு இருப்பதாக ஏற்றுக் கொள்ளப்பட்டு, அதன் படி நகல் ஒன்று இலவசமாக கொடுக்கப்பட்டது.

14. Signature / Thumb Impression of the Complainant / Informant  
குற்றமுறையிட்டாளர் / 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:  
தீர்மானத்திற்கு அனுப்பப்பட்ட நாள், நேரமும்

Name: பெயர் P. Murugadas  
Rank: நிலை Inspector No. எண் 1000  
VSA, Coimbatore

14.09.2023 at 17:30 hrs

**Attachment to column No.12 of First Information Report in Coimbatore V&AC, Cr.No.07/2023/AC/CB, U/s 13 (2) r/w 13 (1) (d) of the Prevention of Corruption Act, 1988 and u/s 109 IPC r/w 13(2) r/w 13(1) (d) of the Prevention of Corruption Act, 1988.**

**AO-1) Tmt.N.Eswari, age-41 yrs,**  
W/o.Sivaprakasam,  
Formerly Sub Registrar,  
Peelamedu, Coimbatore.

**Permanent address**

Door No.111, Maankattupudur,  
V.Karukkampalayam (Post),  
Sivagiri via, Erode District,  
Erode - 638109.

**A-2) Tmt.R.Mahesswari, age-53 yrs,**  
W/o. Rajamani,  
Document Writer, Licence No.A11/2012/CBE,  
Door No. 9A, Krishnasamy Naidu Lane No.2,  
Karamadai Road, Mettupalayam-641301.

**Residing at**

Door No.22/D, M.S.R.Puram,  
Mettupalayam,  
Coimbatore.

It is submitted that based on a Vigilance Report, a Detailed Enquiry against A-1 Tmt.N.Eswari, formerly Sub Registrar, Peelamedu, Coimbatore, now working as Sub Registrar, Kunnathur, Tiruppur District and A2 Tmt.R.Mahesswari, W/o.Rajamani, Document Writer, Licence No.A11/2012/CBE, residing at D.No.22/D, M.S.R. Puram, Mettupalayam, Coimbatore was conducted in connection with the allegation of criminal misconduct. The A-1 Tmt.N.Eswari is a public servant within the definition of section 2(c) of the Prevention of Corruption Act, 1988. The A-2 Tmt.R.Mahesswari is a private individual.

The Air Force Naval Housing Board is a welfare society, registered under XXI of Society Registration Act, 1860, New Delhi. As the Board was inclined to purchase a land and construct the row houses and flats to retired and serving Air Force and Naval officers, Airmen & Sailors, purchased a land measuring about 14 acres and 10,455 Sq.ft. situated within the premises of Om Parasakthi Mills at Krishnarayapuram Village, Ganapathy for a sale consideration of Rs.4,50,00,000/- from NTC Mills. The sale deed dated 26.08.2004 was registered in Peelamedu Sub Registry vide document no.2214/2004 dated 08.09.2004. Further, it was decided to construct 100 independent row houses and 272 apartments in 13 blocks with all common services and amenities. After getting due permission from the Coimbatore Corporation and other competent authorities, an unregistered Construction Agreement was made with the builder namely M/s SPCL, Chennai, Shapoorji Pallonji Company Ltd.,

After the construction agreement, the construction of the buildings i.e., 372 dwelling units (100 – independent row houses and 272 – flat apartments in 13 blocks), were completed in June 2013 and the same was named as Air Force Naval Housing Enclave (AFNHE) and inaugurated by the then Governor of Tamil Nadu on 18.09.2013. Thereafter, the allotment was made to the eligible retired and serving officers of Airmen and Sailors of Air Force and Navy and the possession was given to them in November 2013 onwards.

The Air Force Naval Housing Board, Air Force Station, Race Course, New Delhi sent a letter vide No.AFNHB/ADM/1174, dated 31.07.2013 to the Secretary, Revenue Department, Government of Tamil Nadu, wherein, requested for grant of remission of Stamp Duty and Registration fee in respect of the instruments of sale deed to be executed by Air Force Naval Housing Board in favour of allottees in respect of the properties of land and building situated within the village

of Krishnarayapuram, Sub Registration District of Peelamedu, Coimbatore. The copies of the aforesaid letters were sent to the Inspector General (Registration), Stamp and Registration Department, Government of Tamil Nadu, the District Revenue Officer (Stamps), Coimbatore and the Sub Registrar, SRO, Peelamedu, Coimbatore.

After receiving the letter of AFNHB, vide No.38846/C2/2014, dated 04.09.2014 from the Inspector General of Registration, the Government of Tamil Nadu has rejected the request of Air Force Naval and Housing Board and sent the Letter No.11658/J1/2014-4, dated 18.05.2016 to the Inspector General of Registration as the request of AFNHB for grant of remission of Stamp Duty and Registration Fee "is not feasible compliance".

Meanwhile, the Tamil Nadu Act 18/2013 ordained that the construction agreement is compulsory registrable from 01.10.2013. In this regard, the Inspector General of Registration, Tamil Nadu Government had issued a Circular No.16345/C2/2013 dated 28.10.2013, wherein, he instructed all the Deputy Inspector General of Registration and their subordinates to reject the registration of UDS in the case of unregistered construction agreements. Further, the IG Registration gave necessary instructions to the department people with an objective to prevent the evasion of 1% of remission of Stamp Duty and Registration Fee by the Party.

The draft sale deeds were prepared by the Document Writer A-2 Tmt.R.Mahesswari with the suppression of the existence of buildings and in fact, the draft deeds were prepared for the registration of Un Divided Shares (UDS) and submitted the same to A-1 Tmt.N.Eswari for verification and registration. Tmt.N.Eswari being the Sub Registrar of Peelamedu, at the relevant time, has failed to scrutinize the documents and conducted inspection of the properties mentioned with an oblique motive to collect bribe from the allottees / building owners.

The A-1 Tmt.N.Eswari ignored the Act 18 of 2013 of the Amendment of Government of Tamil Nadu, Circular of the IG (Registration) vide Circular No.16345/C2/2013 dated 28.10.2013 and the Government Letter No.11658/J1/2014-4, dated 18.05.2016 in connection with the non-waiver of Registration fee and dishonestly collected bribe of Rs.20,000/- from each allottee under the pretext of facilitation charge with the intentional aid by the Document Writer Tmt.R.Maheswari and eventually registered 307 documents from 17.05.2017 to 04.07.2017 for the UDS value. At the same time, A-1 Tmt.N.Eswari violated the directives of her department and the Government of Tamil Nadu and registered the document without collecting stamp duty and registration fee for the 307 constructed buildings. By this way, A-1 Tmt.N.Eswari caused an initial wrongful loss of Rs.5,17,75,134/-. After registering the documents and during the conflict prevailing among the AFNHE, 61 allottees/building owners have remitted the amount of Rs.33,70,225/- and Rs.76,21,194/- towards the deficit registration fee and deficit stamp duty respectively. A total amount of Rs.1,09,91,419/- was collected from the aforesaid loss. After collecting the said amount, a wrongful loss to the tune of Rs.4,07,83,715/- was caused to the Government exchequer by the act of A-1 Tmt.N.Eswari and A-2 Tmt.R.Mahesswari.


Thus, A-1 Tmt.N.Eswari being the Sub Registrar of Peelamedu Sub Registry collected the bribe amount of Rs.20,000/- each from the 307 allottees/building owners with the intentional aid of A-2 Tmt.R.Mahesswari being the Document Writer and in such a way A-1 abused the official position and obtained an amount totaling Rs.61,40,000/- in order to violate the guidelines of her department and Government of Tamil Nadu and to register the documents for UDS value and to avoid the value for the existing buildings. Further, A-1 Tmt.N.Eswari with the help of A-2 Tmt.R.Mahesswari registered the

documents of 307 allottees/building owners by suppressing the existence of building in the documents and in such a manner, she caused a total loss of Rs.4,07,83,715/- to the Government exchequer after collecting the deficit stamp duty and registration fee from 61 allottees/building owners.

The Act of A-1 Tmt.N.Eswari is an offence u/s 13(2) r/w 13(1)(d) of the Prevention of Corruption Act, 1988 and the Act of A2 Tmt.R.Mahesswari is an offence u/s 109 IPC r/w 13(2) r/w 13(1) (d) of the Prevention of Corruption Act, 1988.

Hence, I am registering a case in Coimbatore V&AC Cr.No.07/2023/AC/CB, u/s 13 (2) r/w 13 (1) (d) of the Prevention of Corruption Act, 1988 on 14.09.2023 at 16.30 hrs against the accused A-1 Tmt.N.Eswari, formerly Sub Registrar, Peelamedu, Coimbatore, and u/s 109 IPC r/w 13(2) r/w 13(1) (d) of the Prevention of Corruption Act, 1988 against A-2 Tmt.R.Mahesswari, Document Writer, Licence No.A11/2012/CBE, Mettupalayam, Coimbatore for the purpose of investigation into the aforesaid offence.

The Original F.I.R. is submitted to the Hon'ble Special Court for trial of cases under the Prevention of Corruption Act, Coimbatore and a copy of the FIR is sent to the Superintendent of Police, Western Range, Vigilance and Anti-Corruption, Chennai.

  
(P.PARIMALDEVI)  
Inspector of Police,  
Vigilance and Anti-Corruption,  
Coimbatore.