

FIRST INFORMATION REPORT

முதல் தகவல் அறிக்கை
(Under Section 154 Cr.P.C.)
(குறவி தொ.பிரிவு 154 இன் கீழ்)

TAMIL NADU POLICE
INTEGRATED INVESTIGATION FORM-I

8083376

1. District : *Chennai City Range* PS: *CSU-III* காவல்நிலையம் *CSU-III* Year: *2024* FIR No.: *02/PC/2024/CC-II* Date: *21.04.2024*
மாவட்டம் *Chennai City Range* காவல்நிலையம் *CSU-III* ஆண்டு *2024* முதல் அ. எண் *02/PC/2024/CC-II* நாள் *21.04.2024*
2. (i) Act சட்டம்: *PC Act 1988* Sections பிரிவுகள்: *12, 13(e) & 13(1)(d)*
(ii) Act சட்டம்: *IPC* Sections பிரிவுகள்: *109, 180, 168, 168, 171*
(iii) Act சட்டம்: Sections பிரிவுகள்: *& 120 B*
(iv) Other Acts & Sections பிற சட்டங்களும், பிரிவுகளும் :
3. (a) Occurrence of Offence Day : Date from : *April 2015* Date to : *October 2015*
குற்ற நிகழ்வு நாள் : நாள் முதல் *April 2015* நாள் வரை *October 2015*
Time Period : Time from : Time to :
நேர அளவு : நேரம் முதல் : நேரம் வரை :
- (b) Information Received at PS. Date : *21.04.2024* Time : *17.00hrs*
காவல் நிலையத்திற்கு தகவல் கிடைத்த நாள் *21.04.2024* நேரம் *17.00hrs*
(c) General Diary Reference : Entry No(s) :
பொது நாட்குறிப்பில் பதிவு விவரம் எண் : நேரம் :
4. Type of Information : Written/ Oral :
தகவலின் வகை : எழுத்து மூலம் / வாய் மொழியாக *Written*
5. Place of Occurrence (a) Direction and Distance from PS:
குற்ற நிகழ்விடம் (அ) காவல்நிலையத்திலிருந்து எவ்வளவு தூரமும், எத்திசையும்
Beat Number : (b) Address : *010 The Rundrahat Sub-Registry, Chennai*
முறைக் காவல் எண் : முகவரி *10 KM - West*
(c) In case outside limit of this Police Station, then the Name of P.S : District :
இக்காவல் நிலைய எல்லைக்கப்பால் நடந்து இருக்குமாயின், அந்நிலையில் அந்த காவல்நிலையம் மாவட்டம் :
6. Complainant /Informant (a) Name : *S. Sumanth Kumar* (b) Father's/ Husband's Name : *Subramanian [late]*
குற்றமுறையிட்டாளர்/ தகவல் தந்தவர் பெயர் : தந்தை / கணவர் பெயர்
(c) Date / Year of Birth : (d) Nationality : (e) Passport No. :
நாள் / பிறந்த ஆண்டு : நாட்டினம் *Indian* வெளிநாட்டு கடிவுச்சீட்டு எண் :
Date of Issue : Place of Issue :
வழங்கப்பட்ட நாள் : வழங்கப்பட்ட இடம் :
(f) Occupation : (g) Address : *CSU-III, U.S.R.C. Alandur, Chennai - 16.*
தொழில் *Sub. Insp. of Police* முகவரி *CSU-III, U.S.R.C. Alandur, Chennai - 16.*
7. Details of Known/Suspected/Unknown accused with full particulars. (Attach separate sheet if necessary)
தெரிந்த / ஐயப்பாட்டிற்குரிய / தெரியாத குற்றஞ்சாட்டப்பட்டவரின் முழுமையான விவரங்கள்
(தேவையெனில் தனித்தாள் இணைக்கவும்) *1) Mr. A. Senthil Kumar, Forwady Sub Registrar, Rundrahat, Chennai.*
2) Mr. Maenakshi, Forwady Sub-Registrar, Rundrahat, Chennai.
3) Mr. S. Sudarshan, S/o. Deivanayagam, No. 11, Sankaral Street, Marudakuppam, Coimbatore-1
4) Mr. Sasi Abdul Kader, S/o. A.R. Mohamud Farooq, MD of M/S Seven Eleven Business Service (P) Ltd, Thyambakiam, Chennai - 115.
8. Reasons for delay in reporting by the complainant / Informant : *No Delay*
குற்றமுறையிட்டாளர் / தகவல் கொடுப்பவரால் முறையிட்டதில் தகவல் கொடுப்பதில் தாமதம் *6) Mr. S. Sumanth Kumar*
S/o. Sumanth Abdul Rehman
MD, M/S Seven Eleven Business Service (P) Ltd, Thyambakiam Chennai - 115.

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

Separate Sheet Attached

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 Sub-Inspector Rank 250 to take up the investigation / Refused Investigation / transferred to PS CC-II 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.

முதலு 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]
24/04/24
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

Name: பெயர் Sub-Inspector K. S. K.
Rank: நிலை 250 No. எண்

25.04.2024

.....Continuation to column No.12 of FIR in Cr.No.02/AC/2024/CC-II, dt:25.04.2024.

It is submitted that as per the order of Letter No.414/H1/2021-5, Dated 25.09.2023 prior permission was obtained from commercial Taxes and Registration (H) Department, Secretariat, Chennai-9.

During the course of enquiry, it is revealed that AO-1 Tr.A.Senthur pandian, Sub Registrar, Kundrathur, had registered Documents No.16868/2015, 16869/2015, 16870/2015, 16871/2015, 17365/20105, 17572/2015 and AO-2 Tmt.Meenakshi, Sub Registrar, Kundrathur had registered documents No.5653/2015, 9142/2015 without sending memo to the concerned Sub registrar office where the parent document got registered which inflicts suspicion on the act of AO-1 and AO-2 in registering false documents conniving with claimants with malafide intention.

AO-1 Tr.A.Senthur pandian, formerly Sub-registrar, Kundrathur, Chennai (Now working as District Registrar (Audit), Tiruppathur) and AO-2 Tmt.Meenakshi, formerly Sub-Registrar, Kundrathur, (Now working as Sub Registrar (Chits & Society) Pattukottal District Registrar Office are a public servants under the purview of Sec.2(c) of the PC Act.1988 as amended in 2018.

The enquiry was conducted to unearth the facts with regard to involvement of officials in Registration department in fabricating fake documents and registering that forged documents with regard to the property in plot No's.28, 29, 43, 44 with total area of 9600 sqft in Kamatchi Amman Nagar of Madanandhapuram Village, Survey No's.71/1, 71/2, 71/3.

According to the Vigilance report, "the owner of the property as per Joint-I SRO Office Saldapet doc.Nos.3807/1982 and 3808/1982 is one namely N.K.Narayana Chettiyar who bought from one M/s.Devi Enterprises and promoters in the year of 1982. The owner N.K.Narayana Chettiyar settled in Malaysia. By knowing the facts the land hackers namely 1) D.Sudharshan, S/o.Deivanayagam 2) A.Amanulla, Managing Director of M/S.Seven Eleven Business service (P) Ltd., accompanied with the AO 1 & 2 and conspired with the intension to replace the original documents already in the name of N.K.Narayana Chettiyar and registered the same in the name of D.Sudharshan vide in Doc No.475/2004.

Later (A-3) Tr.D.Sudharshan, S/o.Deivanayagam executed four sale deeds viz. 16868/2015, 16869/2015, 16870/2015 and 16871/2015 in favour of M/s.Seven

Eleven Business Enterprises Ltd represented by its Managing Director (A-4) Tr.Fashith Abdul Khader, S/o.A.K.Mohammed Farook. The above said documents were presented before the Sub-Registrar (AO-1)Tr.A.Senthur pandian, Kundrathur on 20.10.2015 and was executed by registering the documents in favour of Seven Eleven Enterprises. Seven Eleven Enterprises which purchased the above said properties (i.e. 16868/2015, 16869/2015, 16870/2015 and 16871/2015), executed a General Power of Attorney to one S.Ravichandran, S/o.K.Subbaian, to act as an agent in vide Doc.No.17365/2015, through its Director, Fashith Abdul Khader. The said General Power of Attorney was registered at SRO, by the (AO-1) Tr.A.Senthur pandian, Kundrathur.

Meanwhile, the said Seven Eleven enterprises represented by its Managing Director (A-5) A.R.Amanulla, mortgaged the properties pertaining to plots No.28, 29 and other properties in favour of Indian Overseas Bank, Adyar Branch by executing a Memorandum of Deposit of Title deeds and received loan amount to a tune of Rs.3 crores. The said document was registered by SRO (AO-1) Tr.A.Senthur pandian, as document No.17572/2015 at SRO, Kundrathur on 02.11.2015.

It is pertinent to note that the said D.Sudharsan had already executed a General Power of Attorney in favour of one P.Vigneshwaran, S/o.Pannerselvam in doc.no.5652/2015 & 5653/2015 at SRO, Kundrathur, then was registered by (AO-2 Tmt.Meenakshi, Joint Sub Registrar) Kundrathur. Later the power of attorney in favour of P.Vigneswaran was revoked vide doc.no.9141/2015 & 9142/2015, and the properties were sold to Seven Eleven enterprises.

The crux of issue raised here is that, the documents No.3807/1982 and document No.3808/1982, through which D.Sudharsan, S/o.Deivanayagam claiming the title are forged ones, was originally raised by one N.K.Narayana chettiar, S/o.Nagappa chettiar and his legal heirs residing at Malaysia.

During the course of enquiry A letter was sent to Joint-I SRO Saidapet to produce the volume of register in which the documents 3807/1982 and 3808/1982 which were filed. The thumb impression register was also sought from Joint-I SRO, Saidapet to compare the finger prints in the documents.

The Documents No.3807/1982 to 3808/1982 were perused for the compare the signatures of the executants.

In the volume sent by the Joint-I SRO, Saidapet on 28.05.2017 the filing exhibits of the sale deeds 3807/1982 and 3808/1982 were executed by

K.Kamalanathan of Devi Enterprises in favour of D.Sudharsan. But the signatures of the Sub-Registers is varying in the preceding and subsequent documents of 3807/1982 and 3808/1982. The signatures of the executants Kamalanathan also varies in documents in issue numbers 3809/1982 and 3810/1982 filed in volume when it was compared to the documents in issue (i.e) 3807/1982 and 3808/1982. The original documents 3809/1982 and 3810/1982 were executed in favour of sons of Narayana chettiar, viz Doc.No.3809/1982 in favour of H.Haggappa Chettiar S/o.N.K.Narayana chettiar and doc.No.3810/1982 in favour of H.Subramaniam S/o.N.K.Narayana chettiar.

The finger prints, the signatures of the executants and the Sub Registrar tally only with the documents 3807/1982 and 3808/1982 which are in possession of Narayana Chettiar and his legal heirs.

District Registrar (Admin), Chennai South in his reply confirmed that the vol.361, page No.287 to 294 pertaining to documents No.3807/1982 and 3808/1982 are tampered and forged.

Besides a person named T.S.Rajendran sent a complaint dated 05.11.2015 to the Joint-I SRO Chennai (Central) stating that entry related to document number 475/2004 in favour of Sudharsan was missing in the encumbrance certificate. Based on the complaint an enquiry was made by the Joint-I SRO, Chennai (Central) and it was found to be a sale deed of property lying under the jurisdiction of SRO Kundrathur which is none other than the property in issue. The doc.no.475/2004, was a sale deed said to be executed by D.Sudharsan in favour of T.S.Rajendran for the property lying under the jurisdiction of SRO, Kundrathur was wrongfully registered at Joint-I SRO, Chennai, Central and subsequently Joint-I SRO, Central made necessary entries and sent the memo on 06.11.2015 to the SRO, Kundrathur and it was received on 11.11.2015. The memo was received and filed in the Index and entered in encumbrance certificate.

Mean while the purchaser Seven Eleven enterprises applied for encumbrance certificate on 17.11.2015 relating to the documents 475/2004. In addition to the application a complaint was also filed before the IG of Registration through SRO, Kundrathur on 25.11.2015, and the same was clarified with the Joint-I SRO, Chennai (Central).

In the reply of the Joint-1 SRO, Chennai (Central) dated 26.11.2015, it is revealed that document no.475/2004 was also forged.

There is a very big conspiracy made by land grabbers to grab the lands of innocent public with the connivance of officials. Their main objective is to get loan from banks with the forged registered documents and cheat the banks.

The original entries in volume-361, Book-1, 1982 were removed from page no's 287 to 294 and forged entries were placed, which will not be possible without the support of officials of Joint-1 SRO office, Saidapet.

Based on the forged entries, sale deeds 16868/2012, 16869/2015, 16870/2015, 16871/2015 were executed and registered at SRO, Kundrathur. Initially the property in dispute was under the jurisdiction of Joint-1 SRO, Saidapet, later in the year 1986 Kundrathur SRO was established and after that, this property was under the SRO Kundrathur jurisdiction.

The above said fraudulent transactions in manipulating the documents is impossible without the support of officials/staff in joint-1 SRO Saidapet Joint-1 SRO Central and SRO Kundrathur. The Registering Officers should have had strictly followed the following circulars issued by the Inspector General of Registration to prevent fraudulent registrations: 1) 14890/C1/2013 dated 05.04.2013, 2) 18223/C1/2013-3 dated 08.11.2013, 3) 18223/C1/2013-4 dated 08.11.2013. The above said circulars were not followed by the officials of the Registration Department for the reasons best known to them.

It is revealed that their main objective is to get loan from banks with the forged registered documents by cheating the banks.

Due to the internal rivalry between the land grabbers, a fraudulent document No.475/2004 was created and falsely inserted by T.S.Rajendran on a later date to create encumbrance, with an intention to create problem to another land grabber D.Sudharsan over a dispute in sharing the booty.

The Registering Officers should have had strictly followed the following circulars issued by The IG Registration to prevent fraudulent registrations: I) 14890/C1/2013 dated 05.04.2013 II) 18223/C1/2013-3 dated 08.11.2013 III) 18223/C1/2013-4 dated 08.11.2013. The above said circulars were not followed by the officials of the Registration Department.

Hence the registration of regular case is recommended against the above accused and the officials of registration department to unearth the conspiracy between the land grabbers and AO's, swindled the public money worth Rs.3 crores and made fake entries and tampered the Government records and committed irregularities there by causing loss to turn of Rs.10 crores to the original owners.

The above facts and circumstances of the case discloses the suspicion over the government official regarding commission of offences and the availability of prima facie material ensures the liability as per Sections 12, 13(2) r/w 13(1)(d) of Prevention of Corruption Act 1988 and U/s. 409, 420, 465, 468, 471, r/w 120B IPC.

According to the above facts and circumstances, The Director, DVAC ordered Detailed Enquiry in Memorandum vide No. DE.15/2017/REGN/CSU-III, dated 20.10.2023, resulted in registering a case in V&AC crime no **02/AC/2024/CC-II**, under sections 12, 13(2) r/w 13(1)(d) of Prevention of Corruption Act 1988 and U/s. 409, 420, 465, 468, 471, r/w 120B IPC. The original FIR is submitted to the Hon'ble Chief Judicial Magistrate cum Special Judge, Chengalpet Court and a copies sent to respective officers in DVAC for investigation.



S. Sampath Kumar
24/04/24.
S. SAMPATH KUMARR,
Deputy Superintendent of Police,
Vigilance and Anti-Corruption,
City Special Unit-III,
No. 293, M.K.N. Road,
Alandur, Chennai-16.