

## FIRST INFORMATION REPORT

TAMIL NADU POLICE  
INTEGRATED INVESTIGATION FORM-I

(Under Section 173 BNSS)

முதல் தகவல் அறிக்கை

(Under Section 173 BNSS)

8120382

1. District : **Vellore** PS: **Vigilance & Anti Corruption Vellore** Year: **2024** FIR No.: **10/2024** Date: **26.12.2024**  
மாவட்டம் காவல்நிலையம் ஆண்டு மு.த.அ. எண் நாள்
2. (i) Act சட்டம்: **The prevention of corruption** Sections பிரிவுகள்: **s/s 13(2) s/w 13(1)(a) of PC**  
(ii) Act சட்டம்: **(Amendment) Act 2018** Sections பிரிவுகள்: **(Amendment) Act 2018**  
(iii) Act சட்டம்: **Indian penal Code** Sections பிரிவுகள்: **s/s 409, 420 IPC**  
(iv) Other Acts & Sections பிற சட்டங்களும், பிரிவுகளும் :
3. (a) Occurrence of Offence Day : Date from : **May/2023** Date to : **01.06.2024**  
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 : **09.12.2024** Time : -  
காவல் நிலையத்திற்கு தகவல் கிடைத்த நாள் நேரம்  
(c) General Diary Reference : Entry No(s) **GD Volume-II** Time : **26.12.2024 @ 17.30 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: **Sub Registrar office, Katpadi Vellore District 10 Km North**  
குற்ற நிகழ்விடம் (அ) காவல்நிலையத்திலிருந்து எவ்வளவு தூரமும், எத்திசையும்  
Beat Number : (b) Address :  
முறைக் காவல் எண் முகவரி
- (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 : **S. Sankar** (b) Father's/ Husband's Name : **Singaravelu (Late)**  
குற்றமுறையிட்டாளர்/ தகவல் தந்தவர் பெயர் தந்தை / கணவர் பெயர்  
(c) Date / Year of Birth : **1970** (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 : **Deputy Superintendent of police** (g) Address : **O/o The Deputy Superintendent of police, Vigilance & Anti-corruption, Vellore.**  
தொழில் முகவரி
7. Details of Known/Suspected/Unknown accused with full particulars. (Attach separate sheet if necessary)  
தெரிந்த / ஐயப்பாட்டிற்குரிய / தெரியாத குற்றஞ்சாட்டப்பட்டவரின் முழுமையான விவரங்கள்  
(தேவையெனில் தனித்தாள் இணைக்கவும்)  
**Mr. K. Sivakumar (58/2024) s/o Krishnan, formerly Assistant, Sub Registrar office, Katpadi, Vellore District**
8. Reasons for delay in reporting by the complainant / Informant:  
குற்றமுறையிட்டாளர் / தகவல் கொடுப்பவரால் முறையிட்டதில் தகவல் கொடுப்பதில் தாமதம்  
**- no delay -**

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 எண் ஏதேனும் இருந்தால்
12. FIR Contents (Attach separate sheet, if required) :  
முதல் தகவல் அறிக்கையின் சுருக்கம். (தேவையெனில் தனித்தாளில் இணைக்கவும்)

Separate sheet enclosed

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~~ Inspector G. Mythily Rank Inspector of Police to take up the investigation / Refused Investigation / transferred to PS..... 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.

மு.த.அ. 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 அதிகாரியின் ஒப்பம்

15. Date & Time of despatch to the court:  
நீதிமன்றத்திற்கு அனுப்பப்பட்ட நாளும், நேரமும்

Name: பெயர் ..... S. SANKAR  
Rank: நிலை ..... No. எண் .....  
DEPUTY SUPERINTENDENT OF  
POLICE,  
V 4 AC, VELLORE.

26.12.2024 @ 18.30 Hrs

**Attachment in Column No.12 of first information report in Vigilance and Anti-Corruption, Vellore Cr.No: 10/2024**

Tr. K. Sivakumar (58/2024)  
S/o Krishnan,  
Formerly Assistant,  
O/o the Sub Registrar,  
Katpadi, Vellore District  
(Under Suspension from  
14.06.2024 to till date)

Residence Address.  
Plot No.4, King Ashoka  
Enclave, Sevoor Village,  
Katpadi Taluk,  
Vellore District

During the collection of information from the reliable sources, it revealed that Tr.K.Sivakumar, was working as Assistant, Sub Registrar Office, Gudiyatham, Vellore District from 22.7.2017 and he was posted on deputation to the SRO, Katpadi from 17.7.2020 to 13.6.2024. During his tenure in the Sub-Registry, Katpadi, Vellore District he served as the Assistant and in-charge Sub-Registrar, Katpadi on various dates. He belongs to Group 'C' and his reputation is not good.

As per section 22A the Registration Act, 1908, "**Refusal to register certain documents**-Notwithstanding anything contained in this Act, the registering officer shall refuse to register any of the following documents, namely:- 1) Instrument relating to the transfer of immovable properties by way of sale, gift, mortgage, exchange or lease unless a sanction in this regard issued by the competent authority as provided under the relevant Act or in the absence of any such authority, an authority so authorized by the State Government for this purpose, is produced before the registering officer, (i) **belonging to the state government or local authority** or Chennai Metropolitan Development (ii) belonging to Tamil Nadu Hindu Religious and Charitable Endowments, (iii) donated Bhoodan Yagna (iv) belonging to wakf 2) Instrument relating to the transfer of ownership of lands converted as house sites without the permission for development of such land from planning authority concerned.


The Circular in Letter No.18339/C1/2012, dated 25.04.2012 of the Inspector General of Registration has issued certain procedures to be followed for registering documents to prevent fraudulent registration. Para (A) of the circular stated that " In respect of deeds involving transfer of immovable property, such as sale, gift, settlement, exchange or creating charge over the property such as Mortgage or Power of Attorney, the registering officer should insist presentation of previous original deed/deeds by which the executants acquired right over the said property before

registering the document, and then verify the previous documents to satisfy himself that **the executants have right over the property**". Further the circular instructed that the Registering Officers should verify the original documents and preserve the attested Xerox copy as part of the document by scanning and numbering it.

As per the Circular in Letter No.18233/C1/2013-3 dated: 08.11.2013 of the Inspector General of Registration, the Sub Registrar has to collect the latest Encumbrance Certificate., 10 days before the registration of the document to determine the ownership of the property and the Sub Registrar after verifying and satisfying the ownership and connectivity with a person who claimed rights over the property then only he has to register the documents.

Tr.Sivakumar, Assistant, during his post as the in-charge Sub Registrar, Katpadi between May 2023 and 01.06.2024, had registered two Sale Deeds and 12 Settlement documents, in which totally 105.82 Acres of the Government Poramboke lands at Katpadi Village were transferred to various private individuals. In this connection, the District Registrar (Audit), Vellore conducted Audit and initiated report dated: 25.06.2024. The details of documents registered is as follows:-

S. No	Document Number and Seller & Buyer Details	Property Details	Description of the property
1.	Settlement Deed Doc. No. 4557/2023 dt.11.05.2023 Executed by Tr. Gunasekaran in favour of Tmt. Amutha	Katpadi Survey Nos. 60/2A1B, 61, 67/1 measuring 8.85 Acres	Government Purampokku land
2.	Sale Deed Doc. No. 5310/2023 Executed by Tr.G.Ranganathan in favour of M/s Vellore Reddy's Educational & Charitable Trust	Katpadi Survey No. 469 measuring 0.24 Acres	Government Purampokku land
3.	Settlement Deed Doc. No. 6213/2023 dt.26.06.2023 Executed by Tr. Rajamani in favour of Tmt.Muthulakshmi	Katpadi Survey Nos. 813/54, 813/55 measuring 0.76 Acres	Government Purampokku land
4.	Settlement Deed Doc. No. 6384/2023 dt.01.07.2023 Executed by Tmt. Amutha in favour of Tr.Gunasekaran	Katpadi Survey Nos. 827/3, 828/1, 829/1, 829/2, 832/2, 835, 827/1 measuring 6.01 ½ Acres	Government Purampokku land
5.	Settlement Deed Doc. No. 6393/2023 dt.01.07.2023 Executed by Tmt. Devaki in favour of Tr.Mani	Katpadi Survey No. 18/2 measuring 0.36 Acres	Government Purampokku land

6.	Settlement Deed Doc. No. 7448/2023 dt.04.08.2023 Executed by Tr. Mani Gounder in favour of Tr. Anbazhagan and Tr.Ashokkumar	Katpadi Survey Nos. 785/1A, 555/1 measuring 5.51 Acres	Government Purampokku land
7.	Settlement Deed Doc. No. 7749/2023 dt.04.08.2023 Executed by 1.Tr.Thirumal, 2. Tmt.Geetha and 3. Tmt.Prabavathi in favour of Tr.Subramani	Katpadi Survey No. 786/1 measuring 4.55 Acres	Government Purampokku land 
8.	Sale Deed Doc. No. 8586/2023 dt.02.09.2023 Executed by 1.Tr.Dineshkumar and 2. Tr.G.Sudhakar in favour of Tr.Subramani	Katpadi Survey Nos. 24/2, 26/1, 232/1, 232/2 measuring 2.00 Acres	Government Purampokku land
9.	Settlement Deed Doc. No. 125/2024 dt.05.01.2024 Executed by 1.Tr.Subramani and Tmt.Neelammal in favour of 1.Tr.Thirumal, 2. Tmt.Geetha and 3. Tmt.Prabavathi	Katpadi Survey Nos. 791/1E, 59, 77/1, 791/1A, 3/1, 7/6B, 6/3B measuring 24.37 Acres	Government Purampokku land
10.	Settlement Deed Doc. No. 2008/2024 dt.02.03.2024 Executed by Tr. Ezhilarasan in favour of Tr.Anbarasan	Katpadi Survey Nos. 791, 7/6B, 6/3B, 3/1 measuring 32.49 Acres	Government Purampokku land
11.	Settlement Deed Doc. No. 2009/2024 dt.02.03.2024 Executed by Tr. Elumalai in favour of Tmt.Jayapratha	Katpadi Survey Nos. 789/3, 789/4, 594/2 measuring 0.70 Acres	Government Purampokku land
12.	Settlement Deed Doc. No. 2256/2024 dt.09.03.2024 Executed by Tr. J.Karthick in favour of Tmt.K.Hemalatha	Katpadi Survey Nos. 77/2, 816, 715 measuring 2.90 Acres	Government Purampokku land
13.	Settlement Deed Doc. No. 3695/2024 dt.27.04.2024 Executed by 1.Tmt. Ponniyammal and 2. Tr.A.Gnanamurthy in favour of Tr.G.Akilan	Katpadi Survey Nos. 7/3C, 1/1A, 71/2B measuring 3.76 Acres	Government Purampokku land
14.	Settlement Deed Doc. No. 4861/2024 dt.01.06.2024 Executed by 1.Tr. Gunasekaran and Tmt.G.Amutha in favour of Tr.G.Arancheshiyan	Katpadi Survey Nos. 828/1, 829/1, 829/2, 832/2, 835, 60/2A1, 61, 67/1, 29 measuring 12.41 ½ Acres	Government Purampokku land

As per the Revenue Department records, the survey numbers of the landed properties mentioned in the above transactions were shown as "அரசு தரிசு நிலம் இதர புறம்போக்கு ". and readily available in the Government website. Further in the

Tamil Nadu Registration Department website, the guideline value of the survey numbers related to the above properties were shown as "Zero".


The accused has abused his official position by violating the Act and rules laid down by Registration Department thereby caused loss to the Government and wrongful gain to the private individuals. As per the report of DR, Audit, Vellore totally 105.82 Acres of Government lands were transferred to the private individuals by 14 transactions. The magnitude of the transactions shows the prima facie offence for the criminal misconduct against the accused.

The accused was suspended related to registration of the above documents on 13.06.2024 vide Proc.No.24245/B2/2024 dated.13.06.2024 of the Inspector General of Registration, Chennai-28.

Therefore on considering above said facts and circumstances of the information a prima facie case is made out against Tr.K.Sivakumar, Formerly Assistant, O/o the Sub Registrar, Katpadi, Vellore District (Under Suspension from 14.06.2024) under section 13(2) r/w 13(1)(a) of Prevention of Corruption(Amendment) Act,2018 and 409 & 420 IPC.

Therefore, today 26.12.2024 at 17.30 hrs, I registered a case in Vellore V&AC, Cr. No.10/2024 u/s 13(2) r/w 13(1)(a) of Prevention of Corruption (Amendment) Act, 2018 and u/s 409 & 420 IPC against Tr.K.Sivakumar, Formerly Assistant, O/o the Sub Registrar, Katpadi, Vellore District (Under Suspension from 14.06.2024).

The original F.I.R. is submitted to the Hon'ble Court of Chief Judicial Magistrate and Special Judge, Vellore and the copies are sent to the concerned Officers.

  
(S.Sankar)  
Deputy Superintendent of Police,  
Vigilance and Anti-Corruption,  
Vellore.