

FIRST INFORMATION REPORT

TAMIL NADU POLICE
INTEGRATED INVESTIGATION FORM-I

முதல் தகவல் அறிக்கை
(Under Section 154 Cr.P.C.)
(குற.வி.சொ.பிரிவு 154 இன் கீழ்)

8069010

3/A/2025/km

Deputy Superintendent of Police
Vigilance and Anti-Corruption
Kanchipuram

K.V.V. Kalaiselvam
13/2/25

- District : **Kanchipuram** PS: **காவல்நிலையம்** Year: **2025** ஆண்டு
மாவட்டம்
- (i) Act சட்டம்: **The Prevention of Corruption Act 1988 &** Sections பிரிவுகள்: **ULS 180(B), 490, 409 IPC & 13(C)**
(ii) Act சட்டம்: **Act 1988 &** Sections பிரிவுகள்: **71w.13(1)(a) of Prevention of Corruption Act 1988 (Amended Act 2018)**
(iii) Act சட்டம்: **The Prevention of Corruption Act 1988 (as Amended in 2018)** Sections பிரிவுகள்:
(iv) Other Acts & Sections பிற சட்டங்களும், பிரிவுகளும் :
3. (a) Occurrence of Offence Day : Date from : **2017** Date to : **2020**
குற்ற நிகழ்வு நாள் நாள் முதல் நாள் வரை
Time Period : Time from : நேரம் முதல் நேரம் வரை
(b) Information Received at PS. Date : Time :
காவல் நிலையத்திற்கு தகவல் கிடைத்த நாள் நேரம்
(c) General Diary Reference : Entry No(s) **13.02.2025** Time : **14.00 hrs.**
பொது நாட்குறிப்பில் பதிவு விவரம் என் நேரம்
4. Type of Information : Written/ Oral : **Based on the vigilance Report**
தகவலின் வகை : எழுத்து மூலம் / வாய் மொழியாக
5. Place of Occurrence (a) Direction and Distance from PS: **East about 40 kms.**
குற்ற நிகழ்விடம் (அ) காவல்நிலையத்திலிருந்து எவ்வளவு தூரமும், எத்திசையும்
Beat Number : **—** (b) Address : **O/o. the Joint-II Sub-Registrar, Chengalpeta.**
முறைக் காவல் என் முகவரி
(c) In case outside limit of this Police Station, then the Name of P.S : District : **V & AC, Chengalpeta Sub-attachment.**
இக்காவல் நிலைய எல்லைக்கப்பால் நடந்து இருக்குமாயின், அந்நிலையில் அந்த கா.நி.பெயர் மாவட்டம்
6. Complainant /Informant (a) Name : **Tr.K.V. Kalaiselvam** (b) Father's/ Husband's Name : **K.P. Vedochalam**
குற்றமுறையிட்டாளர்/ தகவல் தந்தவர் பெயர் தந்தை / கணவர் பெயர்
(c) Date / Year of Birth : **59 years** (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 : **DSP, V&AC** (g) Address : **O/o. the Deputy Superintendent of Police, V&AC, Rogavondra Nagar, Kanchipuram.**
தொழில் முகவரி
7. Details of Known/Suspected/Unknown accused with full particulars. (Attach separate sheet if necessary)
தெரிந்த / ஐயப்பட்டிருந்த / தெரியாத குற்றஞ்சாட்டப்பட்டவரின் முழுமையான விவரங்கள்
(தேவையெனில் தனித்தான் இணைக்கவும்) **AI - Tr. A. Sundarapandian, formerly Joint-I Sub-Registrar, Chengalpeta District, Deputation Duty Joint-II Sub Registrar, Chengalpeta Now District Registrar (Audit) Thirupathur District, A2 Tr. A. Ramamoorthy, Assistant, O/o. the Joint-II Sub-Registrar, Chengalpeta and Private Individuals.**
8. Reasons for delay in reporting by the complainant / Informant:
குற்றமுறையிட்டாளரால் / தகவல் கொடுப்பவரால் முறையிட்டதில் தகவல் கொடுப்பதில் தாமதம்
Based on the vigilance Report.

[PTQ]

9. Particulars of properties stolen / involved (Attach separate sheet if necessary)
கனவாடப்பட்ட / களவிற்குள்ளான சொத்துக்களின் விவரம் (தேவையெனில் தனித் தாளில் இணைக்கவும்)

- NIL -

10. Total value of properties stolen / involved :
கனவாடப்பட்ட / களவிற்குள்ளான சொத்துக்களின் மொத்த மதிப்பு

- NIL -

11. Inquest Report / Un-natural death Case No. if any:
பிண விசாரணை அறிக்கை / இயற்கைக்கு மாறான இறப்பு எண் ஏதேனும் இருந்தால்

- NIL -

12. FIR Contents (Attach separate sheet, if required) :
முதல் தகவல் அறிக்கையின் கருக்கம். (தேவையெனில் தனித்தாளில் இணைக்கவும்)

Submitted, Hon'ble Madam,

As per the DVAC Memo VR.No.40213/2020/Regn/1cm,
Dated 21.01.2025, a case was registered against the
AI Tr. A. Sundurapandian, formerly Joint-I Sub-Registrar,
Chengalpet District, Deputation duty Joint-II Sub-
Registrar, Chengalpet, now District Registrar
(Audit), Thirupathur District, A2-Tr. A. Ramamoorthy,
Assistant, O/o. the Joint-II Sub-Registrar,
Chengalpet and Private Individuals and the
FIR contents is enclosed herewith Separate
Sheet.

13. Action taken : Since the above report reveals commission of offense(s) u/s as mentioned of Item No.2 registered the case and took up the investigation / directed Inspector Rank Inspector to take up the investigation / Refused investigation / transferred to PS Canchiyur 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

K.V. KALASELVAM
13/2/25

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

K.V. KALASELVAM
13/2/25


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

13.2.2025 @
15.30 hrs.

- Name: பெயர்
Rank: நிலை No. எண்

K.V. KALASELVAM
DSP V.R.A.C
Canchiyur

(Contents of the FIR in Kanchipuram V&AC Cr.No.03/AC/2025/KM)

<p style="text-align: center;"><u>ACCUSED</u></p> <p>A-1 Tr.A.Sendurapandian, formerly Joint-I Sub-Registrar, Chengalpattu District Deputation Duty Joint-II Sub-Registrar, Chengalpattu. (during the period of allegation)</p> <p>Now District Registrar (Audit), Thiruppathur District.</p> <p>A-2 Tr.A.Ramamoorthy, Assistant, O/o.the Joint-II Sub-Registrar, Chengalpattu and</p> <p><u>Private Individuals</u></p> 	<p>In accordance with prior permission u/s. 17(A) of the Prevention of Corruption (Amendment) Act, 2018 issued vide Government Letter No.8335/H1/2021-7, Commercial Taxes and Registration (H1) Department, Chennai-9, dated 11.11.2024 to register a case against A-1 Tr.A.Sendurapandian, formerly Joint-I Sub-Registrar, Chengalpattu District, Now DR (Audit), Thiruppathur and A-2 Tr.A.Ramamoorthy, formerly Assistant, O/o. the Joint-II Sub-Registrar, Chengalpattu and as per the DVAC Memorandum vide VR.No.40213/2020/REGN/KM, dated 21.01.2025, I register Regular Case against the marginally noted A-1 Tr.A.Sendurapandian, formerly Joint-I Sub-Registrar, Chengalpattu District, deputation duty as Joint-II Sub-Registrar, Chengalpattu for the period from 30.08.2018 to 24.12.2020, now District Registrar (Audit), Thiruppathur District & A-2 Tr.A.Ramamoorthy, formerly Assistant, O/o. the Joint-II Sub-Registrar, Chengalpattu for the period from 24.01.2018 to 06.01.2021 (now under suspension on 31.03.2021). Both the A-1 & A-2 comes under the definition of 2 (c) of Prevention of Corruption Act, 1988 at the relevant period of occurrence.</p>
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The Accused A-1 & A-2 during their tenure colluded with each other and also with private individuals created lease deed and sale agreement for fraudulent execution for registration and abused their official position in discharge of their official duties.

(Continues FIR contents to next page.....)

(Contents of the FIR in Kanchipuram V&AC Cr.No.03/AC/2025/KM)

On the instruction of A-1, the A-2 had facilitated them to register the lease deed Document No.5209/2020 and sale agreement Document No.5211/2020 by misusing their official capacity in favour of the private individuals (land grabbers), by tampering the documents and registered for the illegal consideration.

It is ascertained that, a deed of General Power of Attorney (General Power) was executed by M/s.KGS Developers Ltd., registered office at No.10, "SRUSHTISSTHAL", II Cross Street, Raja Annamalaipuram, Chennai-28 represented Authorized Signatory by Tr.R.Srinivasa Rao S/o.Ramakrishna Rao (the Principal) appointing and empowering to M/s.Reliance Value Services Private Limited (General Power Agent) Registered office at Manek Mahal, 6th Floor, 90, Veer Nariman Road, Mumbai-20 represented by Tr.Sathiskumar to deal with the property situated at Varadarajapuram Village about (95.0815 acres) and Erumaiyur Village about (1.20 acres) were registered at Padappai Sub-Registrar vide document No.1780/2019, dated 12.03.2019.

It is ascertained that, the General Power Agent M/s.Reliance Value Services Private Limited (representing M/s.KGS developer Limited) mortgaged the above properties situated at Varadarajapuram and Erumaiyur Villages, Sriperumbudur Taluk, Kanchipuram District for a sum of Rs.180 crores (100+80 crores) in favour of PHI Management Services Private Limited Registered office at Manek Mahal, 6th Floor, 90, Veer Nariman Road, Mumbai-50 and the same was registered as Mortgage Deed vide Document No.2505/2019, dated 09.04.2019 and Doc.No.2506/2019, dated 09.04.2019 at Sub Registrar Office, Padappai, Kanchipuram District.

It is ascertained that, M/s.KGS Developers (P) Ltd. had purchased a land from B.Chakrapani and others to an extent of 22 cents in S.No.113/1A from Ninnakarai Village, Chengalpattu Taluk and District through sale deed and the same was registered by A-2 Tr.A.Ramamurthy vide Doc.No.3539/2020, dated 18.05.2020 at Joint-II Sub Registrar Office, Chengalpattu. In order to create jurisdiction under section 28 of the Registration Act and to register the following documents for Registration fraudulently avoiding registration at Sub-Registrar Office, Padappai.

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(Contents of the FIR in Kanchipuram V&AC Cr.No.03/AC/2025/KM)

It is ascertained that, lease agreement (dated 23.03.2020) between M/s.KGS Developers Limited, Chennai-28, Authorized by (Tr.A.Srinivasan) as "**Lessor**" and M/s. SDC Leasing & Rental (OPC) (P) Limited, Corporate office at 7/8, Rajaji Street, Virugambakkam, Chennai represented by (Tr.Premkumar) as "**Lessee**", the Lessor demising the properties at Ninnakarai Village S.No.113/1 (0.22 cent) for want of jurisdiction of Joint-II Sub Registrar, Chengalpattu and also clubbed the above mortgaged properties at Varadarajapuram (95.0815 acres) and Erumaiyur (1.20 acres), for Lease Agreement for 10 years (commencing from 23.03.2020 to 22.03.2030), the Lessee shall acquire ownership of the above mortgage property on payment of Rs.132,04,00,000/- (Rupees One Hundred and Thirty Two Crores and Four Lakhs Only) and presented the document on 18.05.2020. On the instigation of A-1, the A-2 accepted the document and kept pending as P.No.63/2020, dated 18.05.2020 and subsequently the A-2 registered the document No.5209/2020 dated 17.08.2020 at Joint-II Sub Registrar Office, Chengalpattu.

Further, it is ascertained that the sale agreement dated 23.03.2020 for the above mortgage properties, executed between KGS Developers Ltd., and Mr.S.Dhansekharan S/o. Sambanda Chettiyar, Kundrathur, Chennai for the purchase of 0.22 Acre at Ninnakarai Village, Chengalpattu Taluk along with the above mortgaged properties to an extent of 80.37 Acres in Varadharajapuram Village and 1.20 Acres at Erumaiyur Village (for a sum of Rs.15 Lakhs and Rs.123,65,00,000/- (Rs. One Hundred and Twenty Three Crores and Sixty Five Lakhs Only respectively) and also received the advance amount Rs.2,50,000/- & Rs.8,51,00,000/- and the remaining amount will be settled within time limit of 11 months from the date of agreement. On the instigation of A-1, the A-2 accepted the document and kept pending as P.No.65/2020, dated 18.05.2020 and subsequently the A-2 registered the document No.5211/2020 dated 17.08.2020 at Joint-II Sub Registrar Office, Chengalpattu.

It is ascertained that, the A-2 Tr.A.Ramamurthy while registering the above lease deed and sale agreement, that the properties situated at Varadharajapuram and Erumaiyur Village (out of jurisdiction) the A-2 failed to get the EC, NOC from the concerned SRO (Padappai) and also not get NOC from the mortgagee.

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(Contents of the FIR in Kanchipuram V&AC Cr.No.03/AC/2025/KM)

The A-2 failed to do so and in utter disregard of the circular of the Inspector General of Registration No.50341/C1/2018 dated 14.11.2018 has registered the above two documents by colluding with A-1 Tr.Sendurapandian, had committed irregularities and fraudulent execution and Registration of lease deed and sale agreement and registered the above said documents at Joint-II SRO, Chengalpattu.

The above two registration documents of Joint-II, SRO, Chengalpattu (Doc. 5209/2020 & 5211/2020) are fraudulent. The above registration was done fraudulently by mis-using the section 28 of Registration Act. The aforesaid recitals in the said sale agreement are misleading intentional false statement under sub-section (a) of section 82 of the Registration Act 1908 and the registrants are liable for prosecution under section 83.

It is ascertained that, the A-1 Tr.Sendurapandiyan, Joint-II Sub-Registrar, Chengalpattu was present in his office also registered document No.5144/2020 and 5149/2020 dated 17.08.2020 but the A-2 Tr.Ramamurthy by colluding with the A-1 Tr.Sendurapandiyan, Sub-Registrar, Joint-II, Chengalpattu registered the above two documents such as lease deed (Doc. No.5209/2020) and agreement to sale deed (Doc. No.5211/2020). It shows that, there is a specific sale agreement between the lessor (M/s. KGS Developers Limited) payment of entire amount of Rs.1,32,04,00,000/- after deducting the advances paid by the lessee, the sale deed will be executed by the lessor in favour of lessee. Hence, the A-2 has failed to treat the document as lease and sale agreement under section 5 of the Indian Stamp Act, 1899 and the Registration fee 1% ought to have been collected under provision to Article 1 (1) read with Art 1(c) of fee under the Registration Act, and thus caused revenue loss of Registration stamp fee to the Government to the tune of Rs.1,32,04,000/- (One Crore Thirty Two Lakhs and Four Thousand Only). In this regard, the A-1 Tr.A.Sendurapandiyan, has not taken any action against the A-2 and kept silent.

It is ascertained that, the Government issued a order vide G.O.No.854/Revenue Department நி.மு.துறை, dated 30.12.2006 and proceedings of the District Collector, Kanchipuram vide in C.No.12018/08/B1, dated 31.03.2008, the maikkal Poramboke

(Continues FIR contents to next page.....)

(Contents of the FIR in Kanchipuram V&AC Cr.No.03/AC/2025/KM)

land was converted in to Natham Clasification at Potheri Village S.No.220, Chengalpattu Taluk & District and issued a House site Patta to General Public. The following documents are fraudulently registered as a documents and created false documents which are given below:-

- i) One Tmt.Rani, W/o.Perumal received the house site patta to an extent of 2.5 cents (1090 Sq.feet) S.No.220/48 and issued patta No.1197 in Potheri Village, Chengalpattu Taluk & District. The above said house site land was settled to his son Tr.Devaraj S/o. Perumal and the same was registered at Joint-II Sub-Registrar, Chengalpattu vide Doc.No.7904/2017, dated 21.08.2017 by registering the excess of 2218 Sq.ft instead of 1090 Sq.ft. without verifying the Patta genuineness from Tahsildar, Chengalpattu.
- ii) One Tmt.Kanaga @ Kanagavathi, W/o.Raghunathan received the house site patta to an extent of 2.5 cents (1090 Sq.feet) S.No.220/27 and issued patta No.1176 in Potheri Village, Chengalpattu Taluk & District. The above said house site land was settled to her son Tr.Sasikumar S/o. Raghunathan and the same was registered at Joint-II Sub-Registrar, Chengalpattu vide Doc.No.5305/2018, dated 22.05.2018 by registering the excess of 1997 Sq.ft instead of 1090 Sq.ft. without verifying the Patta genuineness from Tahsildar, Chengalpattu.
- iii) One Tmt.Kanaga @ Kanagavathi, W/o.Raghunathan received the house site patta to an extent of 2.5 cents (1090 Sq.feet) S.No.220/27 at Potheri Village, Chengalpattu Taluk & District. The above said house site land was settled to her son Tr.Sarathkumar S/o. Raghunathan and the same was registered at Joint-II Sub-Registrar, Chengalpattu vide Doc.No.5307/2018, dated 22.05.2018 by registering the excess of 1944 Sq.ft instead of 1090 Sq.ft. without verifying the Patta genuineness from Tahsildar, Chengalpattu.
- iv) One Tmt.S.Amudha, W/o.Sundaram received the house site patta to an extent of 2.5 cents (1090 Sq.feet) S.No.220/38 and issued patta No.1187 at Potheri Village, Chengalpattu Taluk & District. The above said house site land was settled to her Husband Tr.Sundaram S/o. Chinnakannu and the same was registered at Joint-II

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(Contents of the FIR in Kanchipuram V&AC Cr.No.03/AC/2025/KM)

Sub-Registrar, Chengalpattu vide Doc.No.5717/2018, dated 31.05.2018 by registering the excess of 2989 Sq.ft instead of 1090 Sq.ft. without verifying the Patta genuineness from Tahsildar, Chengalpattu.

The A-1 Tr.A.Sendurapandiyam, Sub-Registrar, Joint-I, Sub-Registry, deputation Joint-II Sub Registry, Chengalpattu & A-2 Tr.A.Ramamurthy, Assistant, O/o. the Joint-II Sub-Registry, Chengalpattu colluded with private individuals (land grabbers) failed to treat the lease deed document No.5209/2020 as sale agreement document and thus caused a revenue loss in Registration stamp duty to the Government to the tune of amount Rs.1,32,04,000/- (One Crore Thirty Two Lakhs and Four Thousand only). It also shows that, on the direction of A-1 the A-2 registered the above fraudulent documents for under valuation and registered the above lease and sale agreement dishonestly and fraudulently colluded with Private Individuals.

Hence, there is a prima facie case for commission of cognizable offences for admitting the two documents and kept pending as P/Chengalpet Joint-II/63/2020 and P/Chengalpet Joint-II/65/2020, dated 18.05.2020 and subsequently, registered the above pending documents viz. Doc.No.5209/2020 & Doc.5211/2020 dated:17.08.2020 and released the documents by warranting the registration of a regular Case against the A-1 & A-2.

Therefore, today 13.02.2025 at 14.00 hrs. I registered a case in Kanchipuram V&AC Cr.No.03/AC/2025/KM against the accused **A-1** Tr.Sendurapandian, formerly Joint-I Sub-Registrar, Chengalpattu, Deputation Duty as Sub-Registrar at Joint-II Sub-Registry, Chengalpattu (during allegation period), Now District Registrar (Audit), Thirupapathur & **A-2** Tr.A.Ramamurthy, Assistant, O/o. the Joint-II Sub-Registrar, Chengalpattu for the commission of offence u/s. 120(B), 420, 409, IPC & 13(2) r/w. 13(1)(a) of Prevention of Corruption Act, 1988 (Amendment Act, 2018) and against the private individuals.

The original First Information Report (F.I.R) along with DVAC Memorandum vide VR No.40213/2020/REGN/KM, Dated:21.01.2025 are submitted to the Hon'ble Chief Judicial Magistrate cum Special Judge, Chengalpattu and copy of F.I.R is sent to the DVAC, Chennai for information and for record. Further I am transferring this case for further investigation to Tmt.R.Geetha, Inspector of Police, V&AC, Kanchipuram as per the order of DVAC, Chennai.

K.V.V.
13/2/25
Deputy Superintendent of Police
Vigilance and Anti-Corruption
Kanchipuram,