FIRST INFORMATION REPORT

முதல் தகவல் அறிக்கை

(Under Section 173 BNSS)

TAMIL NADU POLICE

INTEGRATED INVESTIGATION FORMS

(தகவல் தொழில்நுட்ப இடை படி) C 8120388

1 District மாவட்டம் Vellore PS காவல்நிலையம் Vigilance and Anti-Corruption, Vellore Year ஆண்டு 2026 FIR No முதல் தகவல் எண் 02/2026 Date நாள் 09/03/2026

2 (i) Act சட்டம் The Prevention of Corruption Act, 1988 (as amended in 2018 by Act 16 of 2018) Sections பிரிவுகள் 7(b), 8

(ii) Act சட்டம் Sections பிரிவுகள்

(iii) Act சட்டம் Sections பிரிவுகள்

(iv) Other Acts & Sections பிற சட்டங்களும் பிரிவுகளும் :

3 (a) Occurrence of Offence Day : குற்ற நிகழ்வு நாள் Date from : நாள் முதல் Date to : நாள் வரை 13.03.2024, 03.04.2024 and 05.04.2024

Time Period : நேர அளவு Time from : நேரம் முதல் Time to : நேரம் வரை

(b) Information Received at PS. Date : காவல் நிலையத்திற்கு தகவல் கிடைத்த நாள் 09.03.2026 Time : நேரம் 10.00 Hrs

(c) General Diary Reference : Entry No(s) பொது நாட்குறிப்பில் பதிவு விவரம் எண் Time : நேரம்

4 Type of Information : Written/ Oral : தகவலின் வகை : எழுத்து மூலம் / வாய் மொழியாக On the outcome of Preliminary Enquiry

5 Place of Occurrence (a) Direction and Distance from PS: குற்ற நிகழ்விடம் (அ) காவல்நிலையத்திலிருந்து எவ்வளவு தூரமும், எத்திசையும் At the Sub-Registrar office, K.V.Kuppam - 22 Km west and at the residence of A-1, Gandhinagar, Gudiyattam - 33 Km west.

Beat Number : முறைக் காவல் எண் (b) Address : முகவரி

(c) In case outside limit of this Police Station, then the Name of P.S : இக்காவல் நிலைய எல்லைக்கப்பால் நடந்து இருக்குமாயின், அந்நிலையில் அந்த கா.நி.பெயர் District : மாவட்டம்

6 Complainant /Informant (a) Name : குற்றமுறையிட்டாளர்/ தகவல் தந்தவர் பெயர் Tmt. B. Gowri (b) Father's/ Husband's Name : தந்தை / கணவர் பெயர் Tr. V.M. Balagunda -ram.

(c) Date / Year of Birth : நாள் / பிறந்த ஆண்டு 1977 (d) Nationality : நாட்டினம் Indian (e) Passport No. : வெளிநாட்டு கடவுச்சீட்டு எண்

Date of Issue : வழங்கப்பட்ட நாள் Place of Issue : வழங்கப்பட்ட இடம்

(f) Occupation : தொழில் Inspector of Police (g) Address : முகவரி Vigilance and Anti-Corruption, Tirupattur Detachment.

7 Details of Known/Suspected/Unknown accused with full particulars. (Attach separate sheet if necessary)
தெரிந்த / ஐயப்பாட்டிற்குரிய / தெரியாத குற்றஞ்சாட்டப்பட்டவரின் முழுமையான விவரங்கள் (தேவையெனில் தனித்தாள் இணைக்கவும்)
A-1, Tmt. B. Kavitha (56/2025) W/o Boopathy, Assistant Sub-Registrar office, Katpadi, on deputation as Sub-Registrar (incharge), Sub-Registrar office, K.V.Kuppam, Vellore, now under suspension.
A-2 Tr. L.B. Babu (56/2025) S/o Bodhi Nardu, Hollinadu Lattari Main Road, K.V.Kuppam Taluk, Vellore District (Private) Individual

8 Reasons for delay in reporting by the complainant / Informant குற்றமுறையிட்டாளரால் / தகவல் கொடுப்பவரால் முறையிட்டதில் தகவல் கொடுப்பதில் தாமதம் After Conducting a Preliminary Enquiry the case Registered.

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

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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 கருக்கம். (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 ..... Rank ..... 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 எடுத்துகொள்ள 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
09/03/2026

Signature of the Officer in-charge, Police Station
காவல் நிலைய பொறுப்பு அலுவலரின் ஒப்பம்
09/03/2026

15. Date & Time of despatch to the court
நீதிமன்றத்திற்கு அனுப்பப்பட்ட நாளும், நேரமும்
09-03-2026 at 12.00 Hrs

Name: பெயர் B. GOWRI
Rank: நிலை ..... No. எண்
Inspector of Police,
VGAC, Tirupathur
Detachment.

F.I.R Contents in Column Number 12 of the Vellore Vigilance and Anti-Corruption Crime No. 02/2026 U/s 7 (b) and 8 of the Prevention of Corruption Act, 1988 (as amended in 2018 by Act 16 of 2018).

Accused:

1. Tmt. B. Kavitha (56/2025),
W/o.Boopathy,
Assistant,
O/o the Sub-Registrar, Katpadi
on deputation Sub-Registrar (incharge),
O/o Sub-Registrar, K.V.Kuppam,
Vellore District.
Now under suspension.
(**Residential Address** – No. 2/9, Raja Ganapathi Nagar, Gudiyattam, Vellore District)

2. Tr.L.B.Babu (56/2025),
S/o. Boddi Naidu,
No. Kollaimedu, Latheri Main Road, K.V.Kuppam Taluk, Vellore District.
(Private Individual)

Submitted:

The accused A-1, Tmt.B.Kavitha was working as Assistant, O/o the Sub-Registrar, Katpadi, on deputation Sub-Registrar (incharge), O/o the Sub-Registrar, K.V.Kuppam, Vellore District during the period from 13.03.2024 to 07.08.2024, now under suspension with effect from 08.08.2024 is a Public Servant within the meaning of section 2(c) of the Prevention of Corruption Act, 1988. Based on a credible information, a preliminary enquiry vide PE No. 141/2024/REGN/VL, was conducted against the marginally noted A-1 Tmt. B. Kavitha, for the allegation that during her tenure as Sub-Registrar (incharge), she had registered seven sale documents and one settlement document for transfer of lands in which areas of the lands were measuring between 1.75 cents and 6.81 cents in S.No.387, 533 & 490 of Latheri Village, K.V.Kuppam when actually they are plots in an unapproved layout and she received substantial amount as bribe from seller A-2 Tr.L.B.Babu on 05.04.2024 at her residence.

The enquiry revealed the following facts: A-2 Tr.L.B.Babu, land owner owns a total of 81 cents of land situated at Latheri Village in Survey Nos. 490/2C1- 31 cents, 533/1B3A- 18.5 cents, 533/9- 21 cents, and 387/1B2- 10.5 cents. The land in survey Nos. 490/2C1, 533/1B3A, 533/9 and 387/1B2, was not approved by the Directorate of

Town and Country Planning (DTCP) and is therefore ineligible for sale as housing plots. Despite this, A-2 Tr.L.B.Babu executed sale deeds in to multiple buyers

A-1 Tmt.Kavitha, Sub Registrar (incharge), registered seven sale deeds and one settlement deed in favour of A-2 Tr.L.B.Babu in Latheri Village Survey Nos. 490/2C1 (old S.No.490/2C), 533/9, 533/1B3A, 387/1B2 vide K.V.Kuppam Sub Registry Doc No. 794/2024 dated 13.03.2024 measuring about 3.13 cent, Doc No.982/2024 dated 03.04.2024 measuring about 6.81 cent, Doc No. 988/2024 dated 03.04.2024 measuring about 2.34 cent and 989/2024 dated 03.04.2024 measuring about 1.75 cent, Doc No.2135/2024 dated 12.07.2024 measuring about 6.76 cent, Doc No.2412/2024 dated 07.08.2024 (Settlement deed) measuring about 3.5 cent, Doc No.2413/2024 dated 07.08.2024 measuring about 2.25 cent and Doc No.2414/2024 dated 07.08.2024 measuring about 2.25 cent in violation of Government Orders and circulars issued by the Registration Department. The Survey No's 490/2C1 (old S.No.490/2C) and 387/1B2 was already categorized as house site but A-1 Tmt.Kavitha has registered the documents in cents instead of square feet, thus misrepresenting the nature of the transaction. Despite complications, the registration of these documents was nonetheless completed by the Sub-Registrar Tmt.B.Kavitha in K.V.Kuppam Sub-Registrar Office. She registered documents that were already categorized as house site (sub-divided into plots) into cent and also agricultural land subdivided into plots (below 10 cents) for which she had demanded Rs.1,00,000/- for each plot and accepted in total of Rs.3,50,000/- as undue advantage as a reward from A-2 Tr.L.B.Babu vide K.V.Kuppam Sub Registry Doc No's 794/2024 dated 13.03.2024, 982/2024 dated 03.04.2024, 988/2024 dated 03.04.2024 and 989/2024 dated 03.04.2024 by performing her official duty improperly despite government orders/circulars and instructions prohibiting registration of unapproved layouts.

A-1 Tmt.B.Kavitha, as a registering officer under the Registration Act, 1908, in collusion with the seller A-2 Tr.L.B.Babu, had registered seven sale documents and one settlement document for transfer of lands in which areas of the lands were measuring between 1.75 cents and 6.81 cents in Survey No's. 490/2C1 (old S.No.490/2C), 533/9, 533/1B3A & 387/1B2 of Latheri Village when they are plots in an unapproved layout, for

which she had demanded Rs. 1,00,000/- for each plot and accepted undue advantage of Rs. 2,00,000/- from A-2 Tr.L.B.Babu at the Sub-Registrar's Office, K.V.Kuppam, as an initial payment on the day following the registration of the two sale deeds i.e., on 13.03.2024 & 03.04.2024, and further accepted Rs.1,50,000/- on 05.04.2024 from A-2 at her residence, situated at Gandhinagar, Gudiyattam, for the registration of the two remaining sale deeds that were already categorized as house site (sub-divided into plots), i.e., measured in cent instead of square feet vide K.V.Kuppam Sub Registry Doc Nos. 794/2024 dated 13.03.2024, 982/2024 dated 03.04.2024, 988/2024 dated 03.04.2024 and 989/2024 dated 03.04.2024.

A-2 Tr.L.B.Babu, land owner gave an undue advantage of Rs. 2,00,000/- to A-1 Tmt.B.Kavitha at the Sub-Registrar's Office, K.V.Kuppam, as an initial payment on the day following the registration of the two sale deeds i.e., on 13.03.2024 & 03.04.2024, and further gave Rs.1,50,000/- on 05.04.2024 to A-1 at her residence, situated at Gandhinagar, Gudiyattam, for the registration of the two remaining sale deeds that were already categorized as house site (sub-divided into plots) i.e., measured in cent instead of square feet vide K.V.Kuppam Sub Registry Doc Nos. 794/2024 dated 13.03.2024, 982/2024 dated 03.04.2024, 988/2024 dated 03.04.2024 and 989/2024 dated 03.04.2024. In this regard video recorded on 05.04.2024 was circulated on social media.

The above acts disclose that the A-1 Tmt.B.Kavitha had committed an offence punishable under section 7(b) of the Prevention of Corruption Act, 1988 (as amended in 2018 by Act 16 of 2018) and A-2 Tr.L.B.Babu had committed an offence punishable under section 8 of the Prevention of Corruption Act, 1988 (as amended in 2018 by Act 16 of 2018).

The prior approval has been obtained under section 17 (A) of the Prevention of Corruption Act, 1988 (as amended in 2018) against A-1 Tmt.B.Kavitha, Assistant, O/o the Sub-Registrar, Katpadi, on deputation as Sub-Registrar (incharge), K.V.Kuppam Sub-Registrar Office, Vellore District now under suspension, vide Proceedings No.38143/V3/2024 dated 13.01.2023, of the Inspector General of Registration, Chennai-28.

Therefore, as per the orders of the Directorate, Vigilance and Anti-Corruption, Chennai-16 vide memorandum No. PE 141/2024/REGN/VL dated 03.03.2026, I am registering a case in Vellore Vigilance and Anti-Corruption Cr.No.02/2026 u/s 7(b) and 8 of the Prevention of Corruption Act, 1988 (as amended in 2018 by Act 16 of 2018) on 09.03.2026 at 10.00 hrs against the above said accused for a thorough investigation of the matter.

The original FIR is submitted to the Hon'ble Principal District and Sessions Judge, Vellore along with the copy of the previous approval under section 17A of the Prevention of Corruption Act, 1988 (as amended in 2018) accorded by the competent authority against A-1 and as per instructions, I am sending a copy of FIR to Tmt. G. Mythily, Inspector of Police, Vigilance and Anti-Corruption, Vellore Detachment for taking up investigation.

09/03/2026

Inspector of Police,
Vigilance and Anti-Corruption,
Tirupathur Detachment.