

**FIRST INFORMATION REPORT**  
**(Under Section 173 B.N.S.S)**

**प्रथम सूचना रिपोर्ट**  
**(धारा 173 बी एन एस एस के तहत)**

1. **District (जिला):** Anti Corruption Bureau, Haryana **P.S. (थाना):** ACB, Gurugram **Year (वर्ष):** 2025

**FIR No. (प्र.सू.रि. सं.):** 0006

**Date and Time of FIR (प्र.सू.रि. की दिनांक और समय):**

07/03/2025 20:59 hrs

S.No. (क्र.सं.)	Acts (अधिनियम)	Sections (धारा(एँ))
1	IPC 1860	120-B
2	IPC 1860	420
3	PREVENTION OF CORRUPTION ACT, 1988	13

3. (a) **Occurrence of offence (अपराध की घटना):**

1 **Day (दिन):** Friday

**Date from (दिनांक से):**

17/08/2018

**Date To (दिनांक तक):**

17/08/2018

**Time Period (समय अवधि):** Pahar

1

**Time From (समय से):** 00:00

hrs

**Time To (समय तक):**

00:00 hrs

(b) **Information received at P.S. (थाना जहाँ सूचना प्राप्त हुई):**

**Date (दिनांक):**

07/03/2025

**Time (समय):** 20:20

hrs

(c) **General Diary Reference (रोजनामचा संदर्भ):**

**Entry No. (प्रविष्टि सं.):** 025

**Date and Time (दिनांक और समय):**

07/03/2025 20:27

hrs

4. **Type of Information (सूचना का प्रकार):** Written

5. **Place of Occurrence**

**(घटनास्थल):**

1. (a) **Direction and distance from P.S. (थाना से दूरी और दिशा):** EAST, 10 Km(s) **Beat No. (बीट सं.):**

(b) **Address (पता):** जिला गुरुग्राम,

(c) **In case, outside the limit of this Police Station, then Name of P.S. (यदि थाना सीमा के बाहर है तो थाना का नाम):**

**District (State) (जिला (राज्य)):**

6. **Complainant / Informant (शिकायतकर्ता / सूचनाकर्ता):**

(a) **Name (नाम):** RAJ KARAN

(b) **Father's/Husband's Name (पिता/पति का नाम):**

(c) **Date/Year of Birth (जन्म तिथि / वर्ष):** 03/04/1971

(d) **Nationality (राष्ट्रियता):** INDIA

(e)

**Passport (पूआईसी सं.):**

(f)

**Date of Issue (जारी करने की दिनांक):**

**Place of Issue (जारी करने का स्थान):**

(g) **ID Details (Ration Card, Voter ID Card, Passport, UID No., Driving License, PAN) (पहचान विवरण (राशन कार्ड, मतदाता कार्ड, पासपोर्ट, यूआईडी सं., ड्राइविंग लाइसेंस, पैन कार्ड))**

S. No. (क्र.सं.)	ID Type (पहचान पत्र का प्रकार)	ID Number (पहचान संख्या)
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(h) **Occupation (व्यवसाय):**

(i) **Address**

**(पता):**

S.No. (क्र.सं.)	Address Type (पता का प्रकार)	Address (पता)
1	Present Address	16 old, POLICE LINES, 4th Class Quatar, NARNAUL, NARNAUL, CITY NARNAUL, MAHENDERGARH, HARYANA-123001, INDIA
2	Permanent Address	16 old, POLICE LINES, 4th Class Quatar, NARNAUL, NARNAUL, CITY NARNAUL, MAHENDERGARH, HARYANA-123001, INDIA

(j) **Phone number (दूरभाष सं.):**

**Mobile (मोबाइल सं.):** 91-9354156450

7. Details of known / suspected / unknown accused with full particulars (ज्ञात / संदिग्ध / अज्ञात अभियुक्त का पूरे विवरण सहित वर्णन):

S. No. (क्र.सं.)	Name (नाम)	Alias (उपनाम)	Relative's Name (रिश्तेदार का नाम)	Present Address(वर्तमान पता)
1	देवकान्त शर्मा तत्कालीन लेखा अधिकारी			1. आवास बोर्ड हरियाणा, पंचकुला, PANCHKULA, HARYANA, INDIA
2	जगदीश सम्पदा प्रबन्धक			1. आवास बोर्ड हरियाणा, गुरुग्राम, GURUGRAM, HARYANA, INDIA
3	अरविन्द शर्मा सहायक अभियन्ता तत्कालीन सम्पदा प्रबन्धक			1. आवास बोर्ड हरियाणा, गुरुग्राम, GURUGRAM, HARYANA, INDIA
4	कवित कुमार तत्कालीन IC IT Cell			1. आवास बोर्ड हरियाणा, पंचकुला, PANCHKULA, HARYANA, INDIA
5	धोलू राम तत्कालीन सहायक			1. आवास बोर्ड हरियाणा, पंचकुला, PANCHKULA, HARYANA, INDIA
6	राज कुमार सलुजा तत्कालीन सहायक			1. आवास बोर्ड हरियाणा, पंचकुला, PANCHKULA, HARYANA, INDIA
7	गिरधारीलाल तत्कालीन लिपिक			1. आवास बोर्ड हरियाणा, पंचकुला, PANCHKULA, HARYANA, INDIA
8	प्रोपर्टी डिलर विकास चहल		Father's Name: श्री राम मेहर सिंह	1. 836, Answal Sushant City, Panipat, PANIPAT, HARYANA, INDIA
9	दीपक		Father's Name: श्री जय भगवान	1. मोनो 4192 अर्बन स्टेट जीन्द, JIND, HARYANA, INDIA
10	नवीन चन्दौला		Father's Name: श्री विनोद कुमार	1. Godrej ICON, Flat No 801, Sector 88, GGM, GURUGRAM, HARYANA , INDIA
11	अन्य नामालूम व्यक्तियों			1. गुरुग्राम, GURUGRAM, HARYANA, INDIA

8. Reasons for delay in reporting by the complainant / informant (शिकायतकर्ता / सूचनाकर्ता द्वारा रिपोर्ट देरी से दर्ज कराने के कारण):

9. Particulars of properties of interest (संबन्धित सम्पत्ति का विवरण):

S. No. (क्र.सं.)	Property Category (सम्पत्ति श्रेणी)	Property Type (सम्पत्ति के प्रकार)	Description (विवरण)	Value(In Rs/-) (मूल्य (रु में))
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10. Total value of property (In Rs/-) (सम्पत्ति का कुल मूल्य(रु में)):

11. Inquest Report / U.D. case No., if any (मृत्यु समीक्षा रिपोर्ट / यू.डी.प्रकरण सं., यदि कोई हो):

S. No. (क्र.सं.)	UIDB Number (यू.डी.प्रकरण सं.)
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12. First Information contents (प्रथम सूचना तथ्य):

सेवा में, प्रबन्धक अफसर, भ्रष्टाचार निरोधक ब्यूरो, गुरुग्राम मण्डल, गुरुग्राम। विषय :- प्रथम सूचना रिपोर्ट दर्ज करने बारे तहरीर। निवेदन यह है कि जांच कमांक 01 दिनांक 14.09.2023 गुरुग्राम मुख्य सचिव, हरियाणा सरकार, चौकसी विभाग के यादि कमांक 34/03/2023-3 चौकसी-1 दिनांक 12/13-09-2023 की पालना मे महानिदेशक भ्रष्टाचार निरोधक ब्यूरो, हरियाणा पंचकुला के कार्यालय मे दर्ज रजिस्टर की जाकर कार्यालय के पृष्ठ क्रमांक 153/1-2/ACB (H) दिनांक 15.09.2023 के अनुसार शिकायत के आधार पर श्री राज कुमार सलुजा, Dealing Assistant (सेवानिवृत्त), कार्यालय सचिव, हाउसिंग बोर्ड हरियाणा, पंचकुला, विकास चहल, प्रॉपर्टी डीलर, दीपक बूरा, प्रॉपर्टी डीलर, जोरा सिंह, प्रॉपर्टी डीलर व अन्य कर्मचारी / अधिकारी हाउसिंग बोर्ड हरियाणा के विरुद्ध दर्ज हुई थी।

2 जांच में प्राप्त अर्धसरकारी पत्र में यह आरोप लगाया गया था कि याचिकाकर्ता द्वारा हरियाणा सरकार द्वारा इस सम्बन्ध में की गई कार्यवाही की रिपोर्ट प्राप्त करने के सभी प्रयासों के विफल होने के पश्चात सक्षम न्यायालय के समक्ष CWP-PIL No. 51 वर्ष 2021 इस आशय से प्रस्तुत की थी कि हाउसिंग बोर्ड हरियाणा द्वारा आर्थिक रूप से कमजोर परिवारों के लिए सैक्टर 48, 49, 67, 73, 91 व 92 गुरुग्राम में आवास आबंटित करने की प्रक्रिया में गडबडियों की जांच की रिपोर्ट का ब्यौरा उसे दिया जाये।

याचिकाकर्ता ने आरोप लगाया है कि विकास चहल नामक व्यक्ति ने हाउसिंग बोर्ड हरियाणा के कर्मचारियों/अधिकारियों से मिलीभगत करके 92 प्लैट झूठे BPL Cards/certificate के आधार पर अपने करीबियों व प्रियजनों के नाम पर आबंटित करवाये है। जिसमें से 33 प्लैट धरातल तल पर आबंटित हुए है। इसी प्रकार दीपक बूरा ने 154 प्लैट और जोरा सिंह ने 46 प्लैट अपने व अपने करीबियों व रिश्तेदारों के नाम आबंटित करवाये हुए है। बाद में इन प्लैटों को उत्तर प्रदेश में तैयार की गई फर्जी GPA के आधार पर बैचा जा रहा है।

3. जांच की पडताल से पाया गया कि Housing Board Haryana, Panchkula launched a scheme for allotment of 1719 flats to BPL/EWS categories in Sector 48, 49, 67, 73, 91 & 92 of Gurugram. The scheme was launched through an advertisement on 17.08.2018. The scheme was for EWS/BPL categories but it was decided that BPL category will be given priority over EWS. The last date for application was 19.09.2018 which was further extended upto 09.10.2018 with the approval of competent authority. A sum of Rs. 58,500/- was required to be deposited with the application for EWS as well as for BPL category. Housing Board Haryana had made tie up engagements with HARCO Bank and SHGB (Sarv Haryana Gramin Bank) for receipt of applications. It was duty of Bank to check that the application was complete in all respects i.e. all enclosures were there. The HARCO Bank made arrangements to finance the application money for 90 days and to charge an amount of Rs. 3220/- on account of Bank charges and interest for 90 days. Accordingly, most applicants deposited applications through HARCO Bank. Total 8258 applications were received out of which 6605 Nos. were received through HARCO Bank and 1653 were received through SHGB.

4- जांच मे आगे पाया कि Vikash Chahal, Deepak, Naveen Chandola, all property Dealers and their associates in criminal conspiracy with Arvind Sharma, the then Estate Manager, Haryana Housing Board (HBH), Gurugram, Jagdish Verma, the then Estate Manager, Haryana Housing Board, Gurugram, Devkant Sharma, the then Accounts Officer, Haryana Housing Board, Panchkula, Kavir Kumar, the then I/C, IT Cell, Haryana Housing Board, Panchkula, R.K.Saluja, the then Assistant, Dholu Ram, the then Assistant and Girdhari Lal, Clerk of Haryana Housing Board, Panchkula and others were actively involved in grabbing and further selling the EWS/BPL flats in organized manner and earned hefty profit. The modus operandi adopted came to light is as under:-

(i) Vikash Chahal, Deepak, both property Dealers and others etc. through their local associates used to arrange local people of BPL category and submit applications on their behalf for allotment of EWS/BPL flats through HARCO bank by paying the bank charges in cash as applicable at that time.

- (ii) They mentioned their own mobile numbers and addresses in the applications of applicants instead of applicant's mobile numbers and addresses with a view to receive any online as well as offline communication from HBH by them.
- (iii) There was no scrutiny of any application to check whether the applicant is genuine, has given correct address and mobile number etc.
- (iv) Since, the draw was conducted using round drum hence it was very easy to take out draw slips of their known. It has been claimed that 29 applicants had attended the draw of lots held on 21.01.2019 and the draw slips were picked by any of them.
- (v) Forged/fabricated attendance sheet of applicants were prepared to show that applicants had attended draw of lots and draw was transparent.
- (vi) The scrutiny of payment details in the HBH account with IDBI has revealed that payment of demand money for multiple successful applicants has been made by one and the same person. For example, Naveen Chandola, of M/s AHI Housing, a property dealer of Gurugram has made payments of demand money for 51 successful applicants, M/s Kanishka Properties paid for 05 and one Ajay has paid for 10 applicants. Nobody from HBH bothered to check the same and take action. Demand money of 3 flats was also deposited by one Smt. Sharmila Kumari, R/o Khanda Kheri, Hissar. Pradeep Her husband stated that they had deposited money on the instance of Deepak.
- (vii) The HBH Officers who were deputed to conduct draw surprisingly they all did not attend the draw conducted on 21.01.2019 and they further deputed their juniors. The member from DC office also did not attend the draw.
- (viii) The CD/Tape of videography done is reportedly not traceable. There is very likelihood that the same was deliberately misplaced so that truth of actual event of draw is not surfaced.
- (ix) Thus, the above named middlemen/touts/property dealers managed to succeed in getting a good number of successful applicants.
- (x) After deposit of demand money NOCs and allotment letters were obtained by middlemen/touts/property dealers or by their associates in bulk from HARCO Bank.
- (xi) Subsequently, the middlemen/touts/property dealers searched for buyers of BPL flats and once the deal was finalised a GPA from successful applicants was got executed in the Office of Sub Registrar, Ghaziabad and Noida in favour of buyers. Since properties in Gurugram are costly therefore it was very easy to find out buyers as the prices of BPL/EWS flats were very low in comparison to actual prices and thus middlemen/touts/property dealers churned good profits by getting the flat transferred on the basis of GPA/WILL etc. in collusion with officers/officials of HBH.
- (xii) Not only GPA was executed once but twice also as is evident from the case of Bhoop Singh F.R.No.1645. This flat has been sold by Deepak twice on the basis of GPA.
- (xiii) Each and every HBH official examined in this regard kept on passing buck to another. All this creates serious suspicion about credibility of the draw. Involvement of HBH officers/officials in fudging of draw for successful applicants can not be ruled out.
- (xiv) Similarly, another draw for allotment of 408 flats was conducted on 09.02.2021. This draw was online using Web Based software developed by IT Cell of HBH.
- (xv) The software used to conduct draw was not fully secured, authenticated or certified which was easy to manipulate.
- (xvi) Kavita Kumar, the then I/c, IT Cell was member of the draw committee. This time also it has been claimed that 38 successful applicants had attended the draw. The applicants whose Final Registration number have been mentioned in attendance sheet have been examined and they stated that none of them attended the draw. Scrutiny of attendance sheet revealed that most of them have written their names and signed in English vernacular whereas they have signed applications either in Hindi or put their thumb impression. The Final Regn. Number of all attendees is not given in the attendance sheet. This goes to show that the attendance sheet has been faked and fudged to show that the draw was conducted in presence of applicants and was transparent.
- (xvii) The allotment letters prepared did not have complete address of the allottees.
- (xviii) Shri Arvind Kumar the then EM who was responsible for handing over possession issued allotment letters without observing that number of allotment letters have been dispatched to single and same address.
- (xix) The EM has to hand over possession after scrutiny of personal file of allottees dishonestly and fraudulently did not scrutinize the same and handed over possession.
- (xx) Double possession was handed over against a single BPL Card.

- (xxi) Possession to underage applicant was handed over who was not eligible as per terms and conditions of brochure.
- (xxii) Enquiry revealed that services of Kavir Kumar were terminated as his wife managed to get 6 BPL flats allotted in her name through online e-auction. Thus integrity of Kavir Kumar is dubious. The online draw was fudged/rigged by middlemen/touts/property dealer like Deepak and Vikash Chahal in collusion with Kavir Kumar.
- (xxiii) Shri Jagdish allowed transfer of 08 flats on the basis of GPA which is against the policy of HBH as no GPA was in favour of blood relation. Out of 08, 04 are transferred on the basis of GPA in favour of non BPL category.
- (xxiv) He also allowed transfer of 05 flats on the basis of WILL which is again against the policy of HUDA adopted by HBH as all transfers are in favour of non BPL category within 5 years of allotment.
- (xxx) Shri Jagdish also facilitated Shri Dev Kant Sharma in grabbing a BPL flats.

#### 5. Role played by public servants of Housing Board Haryana and evidence against them :-

- (i) Raj Kumar Saluja, Assistant: He was working as Assistant in CRO (PM) Wing at the time of draw for Successful Applicants held on 21.01.2019 as well as at the time of online draw on 09.02.2021. He put the initial signatures on allotment letters for successful applicants in token of having prepared the same. He in criminal conspiracy with others did not scrutinize the applications of successful applicants. He failed to notice that the number of letters bear single and same address. His acts indicate his nexus with the scammers/touts/middlemen which facilitated them to grab number of flats and earned lot of money by disposing them. During online draw an attendance sheet of applicants has been prepared but all of them have denied to have attended the online draw. This goes to show that a fake attendance sheet was prepared to show that the draw was transparent.
- (ii) Sh. Dholu Ram, Assistant: (a) He was working as an Assistant in CRO (PM) Wing and was assigned the job of launch of Scheme 1719, receipt of applications and conducting of draw of successful applicants. He in criminal conspiracy with others did not scrutinize the applications of successful applicants after draw. As a result number of allotment letters have been dispatched at single address and the actual applicant did not come to know the fact that he has been allotted a flat at Gurugram and scammers/touts/property dealers managed to collect allotment letters and got the GPAs executed on the basis of said allotment letters. Similarly, the fact that a single mobile No. was mentioned in multiple applications also could not come to light.
- (b). Secondly, videography of the draw proceedings was done but the CD/Tape of the same is not traceable. The store keeper has stated that he had handed over the CD to Dholu Ram. The present CRO(PM) has stated that the CD/Tape is not traceable despite best efforts.
- (c) Thirdly, during manual draw conducted on 21.01.2019, 29 applicants have been shown to have attended the draw out of which Provisional Registration No. of 11 applicants has been mentioned. 2 have been successful and one of them denied to have attended draw. The attendance sheet was forged to show that applicants have attended the draw and the proceedings were transparent.
- (iii) Girdhari Lal: He was working as Clerk at the time of draw for Successful Applicants as well as at the time of online draw. He initialed the allotment letters in token of having prepared the same. He in criminal conspiracy with others did not to scrutinize the applications of successful applicants. He also failed to notice that the number of letters bear single and same address.
- (iv) Kavir Kumar: (a) He was working as I/C IT Cell HBH and was member of Draw Committee for online draw conducted on 09.02.2021 for 408 flats. The software used in draw was not fully secured/certified/authenticated which needs deep investigation. Scrutiny of attendance sheet revealed that 38 successful applicants have been shown to have attended the online draw proceedings but all have denied to have attended the draw. Thus this list was also fudged.
- (b) Enquiry revealed that Vikas Chahal and Deepak had nexus with him and they got good number of flats allotted to their nears and dears through fudging of software used in draw.
- (c) Enquiry revealed that during online draw Vikash Chahal in connivance with Kavir Kumar got 127 flats allotted to his nears and dears at prime location and that too 56 flats at ground floor. Similarly, Deepak got 50 flats allotted to his nears and dears.
- (d) Enquiry revealed that while he was working as I/c IT Cell his wife managed to get 6 flats allotted at Panchkula in her name through e-auction route. As a result he was fired from the services of HBH without any further action. Hence his integrity is doubtful.
- (v) Jagdish, Estate Manager, HBH, Gurugram: (a) He joined as Estate Manager, Gurugram on 03.12.2021 in addition to EM, HBH, Rewari. It is very surprising to note that he is from Clerical cadre and presently is Assistant and he has been given charge of Estate Manager not only for one District but for two Districts i.e. Gurugram and Rewari. This clearly

indicates some nexus between him and senior officers of HBH.

(b) He in criminal conspiracy with others handed over possession of 8 flats in violations of terms of HBH, HO letter dated 09.04.2021 wherein it was specifically directed that personal files of allottees should be scrutinized and discrepancy if any be reported to the HO immediately.

(c) Jagdish Verma, Estate Manager, Gurugram dishonestly and fraudulently transferred 08 flats on the basis of GPA, (4 BPL to BPL but none in blood relation, 4 BPL to BPL none in blood relation and on the basis of GPA in favour of Non BPL). Therefore Jagdish Verma willfully violated the HBH policy issued vide letter Endst. No.2822-46 dated 28.07.2020 which clearly stipulates that transfer of EWS dwelling units from BPL to non BPL card holder can be done only after 5 years of allotment. As per HBH letter dated 01.07.2021 cited above, the GPA can be considered in favour of blood relation only. Jagdish Verma dishonestly and fraudulently did not give heed to any of the instructions issued by HBH and in collusion with scammers/touts/property dealers allowed transfers by misusing his official position.

(d) He also transferred flat bearing No.92, Second Floor, Uppal Housing, Sector 48-49, Gurugram to one Vijay Kumar R/o Hissar which was allotted to Bhoop Singh Final Regn No. 1645. The HPTA of Vijay Kumar has been witnessed by Dev Kant Sharma, the then Accounts Officer, HBH. Jagdish being EM has written a letter dated 30.05.2022 to the I/C, IT Cell, HBH, Panchkula to update mobile number 9988755522 of Dev Kant Sharma in HBH Services Portal for further activities.

(e) Vijay Kumar in this regard stated that he had purchased this flat from Guddi Sharma whereas Guddi Sharma has denied and stated that she never met Vijay Kumar. He also stated that Dev Kant Sharma had made payments for this flat and he did not know as to from which account the payments were made.

(f) Jagdish vide letter dated 17.02.23 addressed to IT Cell again requested to update mobile of Dev Kant Sharma in the web portal. Enquiry revealed that Anshul S/o Dev Kant Sharma has been living in this flat.

(g) Therefore, it has come to light that Jagdish not only transferred this flat violating the directions, guidelines of HBH but in connivance of Dev Kant Sharma facilitated him to grab flat No.92, Second Floor, Sector 48-49, Gurugram. He also transferred 3 more flats on the basis of GPA.

(h) He handed over possession of a flat against a BPL card against which possession of a flat had already been handed over by Arvind Kumar, the then EM.

(j) He also handed over possession of flat No. E4-9-GF, DLF Home Developers Pvt. Ltd., HBC, Sector 73, Gurugram to Sumitra Devi on the basis of WILL without scrutiny of file. The first allottee of this flat Munna Lal expired on 04.02.2020 and online draw was conducted on 09.02.2021. How a non-existent person was considered for allotment of flat.

(vi) Arvind Kumar, AE: (a) He was working as Estate Manager at Gurugram and he has handed over possession of about 157 flats. He dishonestly and fraudulently did not carry out scrutiny of personal files of allottees as was directed by HBH HO letter dated 09.04.2021. He also failed to notice that multiple allotment letters were dispatched at single and same address.

(b) He handed over possession of 2 flats bearing Final Registration NO. 618 787 against single BPL card No. 66003678351 whereas a BPL card holder was eligible for one flat only.

(c) He also handed over possession to ineligible application namely Ms Seema D/o Dharambir who had not attained the age of 18 years at the time of advertisement/submission of application as it was a eligibility condition.

(vii) Dev Kant Sharma: He was working as Accounts Officer, HBH at Panchkula. He dishonestly and fraudulently and in criminal conspiracy with Jagdish, EM grabbed a flat No.92, Second Floor, Uppal Housing, Sector 48-49, Gurugram in a planned manner and got it transferred in the name of one Vijay Kumar, his front man who belongs to his village also. He got his (Dev Kant Sharma) mobile number updated in Web Portal of HBH to receive any communication through mobile and to deposit cost of flat online. Later, on 30.11.2022 a sum of Rs.69,300/- was transferred in the account of HBH against this flat by one Kamal Kumar earlier working in Accounts section of HBH who stated that he had transferred this amount on the instance of Dev Kant Sharma, the then Accounts Officer as the latter had given said amount in cash and asked him to deposit in his account and further transfer against the said flat. He got his mobile number updated in Web Portal of HHB. Presently, Anshul s/o Dev Kant Sharma is residing in this flat.

#### 6. Role of private persons:

(i) Vikash Chahal: (a) During enquiry it has come to light that Vikash Chahal by using his mobile number and of his father and other associates and using his address and address of his associates managed to submit 1110 applications by arranging local BPL card holders of Jind/Saffidon area.

(b) He and his associates collected 167 number of NOCs and allotment letters from HARCO Bank on behalf of allottees.

(c) Subsequently, he managed to get the GPAs executed at Ghaziabad/Noida from the allottees in favour of interested persons traced by them to purchase the BPL flats.

(d) During online draw of flats, he in collusion with Kavita Kumar, the then I/C IT Cell, HBH and others managed to get 127 flats allotted in the names of his nears and dears that too 56 at ground floor.

(ii) Deepak: (a) During enquiry it has come to light that Deepak by using his mobile number and of his other associates

and using his address and address of his associates managed to submit 733 applications by arranging local BPL card holders of Jind/Saffidon area.

(b) He and his associates collected 138 number of NOCs from HARCO Bank and collected allotment letters on behalf of allottees.

(c) Subsequently, he managed to get the GPAs executed at Ghaziabad/Noida from the allottees in favour of interested persons traced by them to purchase the BPL flats.

(d) During online draw of flats he in connivance with Kavita Kumar and others managed to get 45 flats allotted in the names of his nears and dears.

(e) He sold flat No.92/SF, Uppal Housing, HBC Sector 48-49, Gurugram to one Shri Pradeep of Khanda Kheri, Hissar through GPA executed at Ghaziabad and subsequently again sold to Smt. Guddi Sharma on the basis of GPA executed at Ghaziabad. The NOC and Allotment Letter of this flat (FR No.1645) was collected by Gajender Boora from HARCO Bank who was partner of Deepak.

(f) He sold allotment letters of FR No.1645, 138, 423 to Pardeep of Khanda Kheri and FR No.1451, 1272 and 730 to Neeraj.

(g) He also sold a number of allotment letters to Naveen Chandola.

(h) He sold flat No.E4-9/GF, Sector-73, Gurugram (DLF Home Developers Pvt. Ltd.) (FR No.1043) to Sumitra as she has stated. He also witnessed the WILL dated 23.12.2019 of Munna Lal, allottee on the basis of which the flat was transferred. He also submitted an affidavit dated 06.07.2022 in support of Munna Lal had signed the WILL in his presence.

(iii) Naveen Chandola:- He in collusion with Deepak managed to deposit demand money of 51 flats for selling subsequently the same to general public by earning hefty profit.

7. जांच के दौरान पाया गया कि प्रोपर्टी डिलर विकाश चहल पुत्र श्री राम मेहर सिंह निवासी House No. 836, Answal Sushant City, Panipat, दीपक पुत्र श्री जय भगवान निवासी H. No. 4192 अर्बन स्टेट जीन्द व नवीन चन्दौला पुत्र श्री विनोद कुमार निवासी Godrej ICON, Flat No. 801, Sector 88, Gurugram द्वारा आवास बोर्ड हरियाणा के कर्मचारी देवकान्त शर्मा, तत्कालीन लेखा अधिकारी, जगदीश, सम्पदा प्रबन्धक, अरविन्द शर्मा, सहायक अभियन्ता, तत्कालीन सम्पदा प्रबन्धक, आवास बोर्ड हरियाणा, गुरुग्राम, कवित कुमार, तत्कालीन I/C IT Cell, धोलू राम, तत्कालीन सहायक, राज कुमार सलुजा, तत्कालीन सहायक, गिरधारीलाल, तत्कालीन लिपिक, आवास बोर्ड हरियाणा, पंचकुला से मिलीभगत करके षडयन्त्र के तहत धोखाधड़ी से EWS/BPL Flats के फार्म भरते समय फार्म में अपना पता व अपना सम्पर्क नम्बर दिया जाकर असल मालिक के नाम ड्रा में फ्लैट निकलने के बाद असल मालिक को बहला फुसलाकर गाजियाबाद व नोएडा लेजाकर GPA/WILL के माध्यम से फ्लैट को आवासीय बोर्ड हरियाणा के कर्मचारियों से मिलकर उनको रिश्त देकर द्वितीय अलॉटी के नाम स्थान्तरण करना पाया गया है तथा आवास बोर्ड के अधिकारी व कर्मचारियों ने अपने पद का दुरुपयोग करते हुये प्रोपर्टी डिलरों को अनुचित लाभ पहुंचाना पाया जाने पर जांच में अपराध धारा 420, 120B of IPC and 13 PC Act, 1988 का होना पाया गया।

8. जांच की पड़ताल पूर्ण होने उपरान्त इस कार्यालय के पत्र क्रमांक 5091/ भ्रान्निब्यू/ गुरुग्राम दिनांक 27.11.2024 के अनुसार श्रीमान अतिरिक्त महानिदेशक, भ्रष्टाचार निरोधक ब्यूरो, हरियाणा, पंचकुला के कार्यालय में 17A PC Act 1988 के अन्तर्गत मुकदमा चलाने की अनुमति के लिये भेजी गई थी। तदुपरान्त जांच रिपोर्ट अतिरिक्त महानिदेशक, भ्रष्टाचार निरोधक ब्यूरो, हरियाणा, पंचकुला के कार्यालय के पत्र क्रमांक 20461-62/1-2/ACB (H) दिनांक 18.12.2024 द्वारा श्रीमान मुख्य सचिव विजिलेंस विभाग, हरियाणा, चण्डीगढ़ के कार्यालय में 17A PC Act 1988 के अन्तर्गत मुकदमा दर्ज करने की अनुमति लेने हेतु भेजी गई थी। अब श्रीमान मुख्य सचिव विजिलेंस, हरियाणा, चण्डीगढ़ के पत्र क्रमांक 34/03/2023-3V1 दिनांक 02.03.2025 जो कि इस कार्यालय में श्रीमान अतिरिक्त महानिदेशक, भ्रष्टाचार निरोधक ब्यूरो, हरियाणा, पंचकुला कार्यालय के पत्र क्रमांक 3717/1-2/ACB (H) दिनांक 05.03.2025 के अनुसार आरोपियान देवकान्त शर्मा, तत्कालीन लेखा अधिकारी, जगदीश, सम्पदा प्रबन्धक, अरविन्द शर्मा, सहायक अभियन्ता, तत्कालीन सम्पदा प्रबन्धक, आवास बोर्ड हरियाणा, गुरुग्राम, कवित कुमार, तत्कालीन I/C IT Cell, धोलू राम, तत्कालीन सहायक, राज कुमार सलुजा, तत्कालीन सहायक, गिरधारीलाल, तत्कालीन लिपिक, आवास बोर्ड हरियाणा, पंचकुला व



प्रोपर्टी डिलर विकाश चहल पुत्र श्री राम मेहर सिंह निवासी House No. 836, Answal Sushant City, Panipat, दीपक पुत्र श्री जय भगवान निवासी H. No. 4192 अर्बन स्टेट जीन्द व नवीन चन्दौला पुत्र श्री विनोद कुमार निवासी Godrej ICON, Flat No. 801, Sector 88, Gurugram व अन्य नामालूम व्यक्तियों के खिलाफ अपराध धारा 420, 120B IPC and 13 PC Act 1988 के तहत अभियोग दर्ज करने के आदेश दिये गये हैं। इसलिए तहरीर का प्रारूप (Draft) निरीक्षक राज करण द्वारा तैयार करके अनुमोदन हेतु पुलिस अधीक्षक, भ्रष्टाचार निरोधक ब्यूरो, गुरुग्राम मण्डल गुरुग्राम के कार्यालय पत्र क्रमांक 1135/भ्र०नि०ब्यूरो, गुरुग्राम दिनांक 06.03.2025 के अनुसार भेजी गई थी। अतिरिक्त पुलिस महानिदेशक, भ्रष्टाचार निरोधक ब्यूरो, हरियाणा पंचकूला कार्यालय के पत्र क्रमांक 3883/1-2/ACB (H) दिनांक 06.03.2025 के अनुसार तहरीर अनुमोदित होने उपरान्त इस कार्यालय में प्राप्त होने के बाद पुलिस अधीक्षक, भ्रष्टाचार निरोधक ब्यूरो, गुरुग्राम द्वारा मन निरीक्षक को अभियोग अंकित करने के लिए तहरीर मार्फ की है। आज मैं हाजिर कार्यालय भ्रष्टाचार निरोधक ब्यूरो गुरुग्राम हूँ कि उपरोक्त आरोपीयान के खिलाफ उपरोक्त धाराओं के अन्तर्गत अभियोग अंकित करने के लिए लेख तैयार करके मु० सि० इन्द्रजीत न० 188/फरीदाबाद के माध्यम से थाना भेजा जा रहा है। अभियोग अंकित करके अभियोग संख्या से सूचित किया जाये। तथा अभियोग की स्पेशल रिपोर्ट नियमानुसार स्पेशल वाहक के माध्यम से ईलाका मजिस्ट्रेट व उच्च अधिकारियों को भिजवाई जाए। SD (निरीक्षक राजकरण) भ्रष्टाचार निरोधक ब्यूरो, गुरुग्राम मण्डल, गुरुग्राम। दिनांक 07.03.2025 समय - 8.15 PM अज थाना - आमदा तहरीर पर मुकदमा हजा बा जुर्म मजकुर दर्ज रजिस्टर किया गया। FIR की प्रतिया CCTNS द्वारा तैयार की गई। जो नियमानुसार अफसरान बाला व ईलाका मैजिस्ट्रेट साहब व अफसरान बाला को नियमानुसार भेजी जायेगी एक प्रति FIR बतौर स्पेशल रिपोर्ट ई-मेल द्वारा ईलाका मजिस्ट्रेट साहब गुरुग्राम भेजी जा रही है। मुकदमा हजा की मिशल मय असल तहरीर आने वाले मु० सि० इन्द्रजीत न० 188/फरीदाबाद के हाथ आगामी अनुसंधान हेतु नि० राजकरण के पास भेजी जा रही है।

13. **Action taken: Since the above information reveals commission of offence(s) u/s as mentioned at Item No. 2.**

**(की गयी कार्यवाही :** चूँकि उपरोक्त जानकारी से पता चलता है कि अपराध करने का तरीका मद सं. 2 में उल्लेख धारा के तहत है.):

(1) **Registered the case and took up the investigation (प्रकरण दर्ज किया गया और जांच के लिए लिया गया):** / or (या)

(2) **Directed (Name of I.O.) (जांच अधिकारी का नाम):** RAJ **Rank (पद):** I (Inspector)  
KARAN

**No. (सं.):** 130NNL **to take up the Investigation (को जांच अपने पास में लेने के लिए निर्देश दिया गया) or (या)**

(3) **Refused investigation due to (जांच के लिए):** or (के कारण इंकार किया या)

(4) **Transferred to P.S. (थाना):** District (ज़िला):

**on point of jurisdiction (को क्षेत्राधिकार के कारण हस्तांतरित).**

**F.I.R. read over to the complainant / informant, admitted to be correctly recorded and a copy given to the complainant / informant, free of cost. (शिकायतकर्ता / सूचनाकर्ता को प्राथमिकी पढ़ कर सुनाई गयी, सही दर्ज हुई माना और एक कॉपी निशुल्क शिकायतकर्ता को दी गयी)**

**R.O.A.C.**  
**(आर.ओ.ए.सी.)**

Signature of Officer in charge, Police Station  
(थाना प्रभारी के हस्ताक्षर)

Name (नाम): Jaipal

Rank (पद): I (Inspector)

No. (सं.): 94

14. Signature / Thumb impression of the complainant / informant  
(शिकायतकर्ता / सूचनाकर्ता के हस्ताक्षर / अंगूठे का निशान)

15. Date and time of dispatch to the court (अदालत में प्रेषण की दिनांक और समय):

Attachment to item 7 of First Information Report (प्रथम सूचना रिपोर्ट के मद 7 संलग्नक):

Physical features, deformities and other details of the suspect/accused: ( If known / seen )

(संदिग्ध / अभियुक्त की शारीरिक विशेषताएँ, विकृतियाँ और अन्य विवरण: (यदि ज्ञात / देखा गया))

S. No. (क्र.सं.)	Sex (लिंग)	Date / Year Of Birth (जन्म तिथि / वर्ष)	Build (बनावट)	Height (cms) (कद (से.मी.) )	Complexion (रंग)	Identification Mark(s) (पहचान चिन्ह)
1	2	3	4	5	6	7
1	Male	01/01/1975				Is pox pitted: Yes
2	Male	01/01/1976				Is pox pitted: Yes
3	Male	01/01/1975				Is pox pitted: Yes
4	Male	01/01/1984				Is pox pitted: Yes
5	Male	01/01/1980				Is pox pitted: Yes
6	Male	01/01/1981				Is pox pitted: Yes
7	Male	01/01/1980				Is pox pitted: Yes
8	Male	01/01/1979				Is pox pitted: Yes
9	Male	01/01/1983				Is pox pitted: Yes
10	Male	01/01/1981				Is pox pitted: Yes

[illegible]11


These fields will be entered only if complainant/informant gives any one or more particulars about the suspect/accused.

(यह क्षेत्र तभी दर्ज किए जाएंगे यदि शिकायतकर्ता / सूचनाकर्ता संदिग्ध / अभियुक्त के बारे में कोई एक या उससे अधिक जानकारी देता है)