

o/c
S.No. 7181/16 1

IN THE COURT OF THE

METROPOLITAN MAGISTRATE: R. R. DISTRICT
AT: MEDCHAL

C. C. No.

OF 2015

Between:

1. Green Wood Builders,
Rep by its Partner Mr. Soham Modi S/o. Sri Satish Modi,
Aged 46 years.
2. Green Wood Lake Side (Hyderabad) LLP,
Rep by its Partner Mr. Soham Modi S/o. Sri Satish Modi,
Aged 46 years,
**Both the complainants are rep by authorised signatory,
L. Ramacharyulu.**

Both having its office at 5-4-187/3 & 4, Soham Manson,
M.G.Road, Secunderabad.

...Complainant

AND

1. L. Rajeshwar Rao s/o. L. Anand Rao, aged 47years.
2. L. Santosh Rao s/o. L. Rajeshwar Rao, aged 23 years,
Both r/o. Flat No. D2, Second Floor,
Susheel Residency, Road No.11,
West Marredpally, Secunderabad - 26.
3. D. Sridhar s/o. D. Prakash, aged 38 years
R/o. 6-31, Gandhi Nagar, Siddipet,
Medak District,
4. K. V. Pavan Kumar s/o. Sanjeeva Rao, aged 41 years,
R/o. 11-1-329, Red hills, Hyderabad.
5. Smt. M. Renuka w/o. M. Ramgopal, aged 46 years,
6. M. Ramgopal s/o. M. Nala Kishtam, aged 54 years
Both R/o. H.No. 1-4-190, Balaji Nagar, Jagityal,
Karimnagar District, Telangana.
7. M. Krishna s/o. M. Ramasham, aged 51 years
R/o. H.No. 1-4-181, Balaji Nagar, Jagityal,
Karimnagar District, Telangana.
8. Ritesh Kumar s/o. Deena Diyal, aged 31 years
R/o. H.No. 5-9-22/92, Adarsh Nagar,
Hyderabad - 500 063.
9. A. Chenakesh s/o. Late Sri A Vinod Kumar, aged 31yrs,
R/o. Plot No. 6, Asbestors Colony, Karkhana,
Secunderabad - 500 009.
10. Smt. G. Damayanthi w/o. Vaman, aged 54yrs,
R/o. 1-4-242, Jawhar Road, Jagityal,
Karimnagar District, Telangana.

For GREENWOOD BUILDERS

Partner

For Greenwood Lake Side (Hyderabad) LLP

Partner

...Accused

COMPLAINT FILED UNDER SECTION 200 OF Cr.P.C. READ WITH SECTION
420, 403, 406, 120B, OF INDIAN PENAL CODE

1. Name and description
of the complainant's :

1. Green Wood Builders,
Rep by its Partner Mr. Soham Modi
S/o. Sri Satish Modi, Aged 46 years.
2. Green Wood Lake Side
(Hyderabad) LLP,
Rep by its Partner Mr. Soham Modi
S/o. Sri Satish Modi,
Aged 46 years,
Both the complainants are rep by
authorised signatory,
L. Ramacharyulu.

Both having its office at 5-4-187/ 3
& 4, Soham Manson, M.G.Road,
Secunderabad.

2. Name and Description
of the accused :

1. L. Rajeshwar Rao s/o. L. Anand
Rao, aged 47 years.
2. L. Santosh Rao s/o. L. Rajeshwar
Rao, aged 23 years,
Both r/o. Flat No. D2, Second Floor,
Susheel Residency, Road No.11,
West Marredpally, Secunderabad-26.
3. D. Sridhar s/o. D. Prakash, aged 38
years, R/o. 6-31, Gandhi Nagar,
Siddipet, Medak District,
4. K. V. Pavan Kumar s/o. Sanjeeva
Rao, aged 41 years, R/o. 11-1-329,
Red hills, Hyderabad.
5. Smt. M. Renuka w/o. M. Ramgopal,
aged 46 years,
6. M. Ramgopal s/o. M. Nala Kishtam,
aged 54 years, Both R/o. H.No. 1-4-
190, Balaji Nagar, Jagityal,
Karimnagar District, Telangana.
7. M. Krishna s/o. M. Ramasham,
aged 51 years, R/o. H.No. 1-4-181,
Balaji Nagar, Jagityal,
Karimnagar District, Telangana.
8. Ritesh Kumar s/o. Deena Diyal,
aged 31 years, R/o. H.No. 5-9-
22/92, Adarsh Nagar, Hyderabad -
500 063.

For **GREENWOOD BUILDERS**

Partner

For **Greenwood Lake Side (Hyderabad) LLP**

Partner

9. A. Chenakesh s/o. Late Sri A Vinod Kumar, aged 31yrs, R/o. Plot No. 6, Asbestors Colony, Karkhana, Secunderabad - 500 009.
10. Smt. G. Damayanthi w/o. Vaman, aged 54yrs, R/o. 1-4-242, Jawhar Road, Jagityal, Karimnagar, Telangana.

3. Nature of Offence : U/Sec 420, 403, 406, 120B, OF I.P.C
4. Dates of Offence : 23.05.2013, 17.09.2014, 15.06.2015
5. Jurisdiction of P.S. : Jawahar Nagar Police Station
6. List of Witnesses :
 - 1) The Complainants
 - 2) Anand Metha

7. FACTS OF THE CASE:

1. The Complainants are Builders and Developers of housing projects in and around twin cities. The Accused are owners and possessors of various extents of land in survey no. 49, Yapral Village, Malakajgiri Mandal, R.R. District totally admesuring 5 acres 30 guntas.

2. The Complainant submit that they were approached by the Accused for developing the land and construction of Flats, as the Complainants were in the business of development of Flats, Villas and bungalows in and around twin cites. Keeping in view the expertise of the Complainants the Accused agreed to give their land situated at yapral village for development and construction of flats.

3. The Complainant No.1 and the Accused entered into an MOU dated 23.05.2013 for the development to land admeasuring 5 Acres 30 guntas in Survey No.49 situated at Yapral (V), Malakajgiri (M) R.R.District and for construction of residential Housing Project consisting of Apartments/Flats along with common ammenities like Club House, Roads, Drains, Water &

Electricity Supply, Land Scaping, Gates, Children's park, Compound Wall, Sports & Recreational facilities in the said land.

4. The Complainants submit that the said MOU was also containing various other clauses & conditions to be fulfilled by the Accused as owners and by the Complainants as developers. Subsequently by a supplementary MOU dated 17.09.2014 the benefit under the earlier MOU was transferred in favour of the Complainant No.2.

5. The Complainants have so far paid the Accused a sum of Rs. 90, 50,000/- as security deposit from time to time. The said security deposit is refundable by the Accused to the Complainants, after completion of the project and handing over the share of the Accused in the built up area. The Accused failed to keep their part of contract as per MOU. The Complainants have spent huge amounts for preparing plans and submitting the same to the concerned authorities for sanction and other preparatory work for commencing the project. In this regard the Complainants have incurred an expenditure amounting to Rs. 23,43,908/- towards establishment of administration and construction. In spite of such huge investments and every effort on the Complainants part, the project has not been able to take off due to omissions and lapses on the part of the Accused. The Complainants launched the project and advertised the same and also printed brochures and also took some bookings with the found hope that the Accused would get all the necessary clearances from various authorities as mentioned in the MOU. The Complainants have to refund the amounts taken from the prospective customers.

6. The Complainant submit that the Accused are aware that adjacent to the property given for development there is a huge extent of land belonging to the Defence Ministry, GOI. In view of the same a No Objection Certificate has to be obtained from the Army Authorities namely Quarter Master General,

For GREENWOOD BUILDERS
For Greenwood Lake Side (Hyderabad) LLP

Partner
Partner

Andhra Sub Area Bollaram. This has to be obtained by an application made in this behalf by the Accused as owners of the land. Unfortunately inspite of several requests by the Complainant's representative the Accused have not taken any necessary steps to apply and obtain the NOC for commencing the project. The Complainants are not able to commence the construction because of the objections by the Army authorities due to lack of NOC. This is a clear default on the part of Accused.

7. The Accused had failed to deposit the conversion fee (Agriculture land to Non Agriculture land) which is the subject matter of the agreement. Some of the legal representatives of the necessary parties who appear to be NRIs have refused to co-operate in signing the documents. The Accused have not cooperated in initiating the process of survey to be done by the MRO for obtaining the sanction.

8. The Complainant have been misled by the Accused regarding the clearances to be obtained by them and the Complainant had launched the project under the impression that the Accused would be taking care of their part of the contract as per the MOU. The Accused have obtained money from the Complainants on false promises and are guilty of cheating. The Complainants got issued a notice on 15.06.2015 through their counsel but the accused did not reply.

8. CAUSE OF ACTION:

The cause of action for the suit arose on 23.05.2013 the date on which the Defendants and the Plaintiffs have entered into MOU and on 17.09.2014 the date on which the supplementary MOU was entered upon by the Plaintiffs and the Defendants and on 15.06.2015 when the notice was given to the Defendants through the Plaintiffs counsel and on all such dates when the terms and conditions of the MOU are not fulfilled by the Defendants.

9. PRAYER:

It is, therefore, prayed that this Hon'ble Court may be pleased to refer the complaint to the Jawahar Nagar Police Station for investigation and filing of the chargesheet against the accused or in the alternative under section 156(3) of Cr.P.C. this Hon'ble Court may be pleased to take cognisance of the offence and issue summons to the accused.

For GREENWOOD BUILDERS

Counsel for Complainant

For Greenwood Lake Side (Hyderabad) LLP

VERIFICATION

I, L. Ramacharyulu S/o. L. Raghavender Rao aged 46years, R/o. Secunderabad, do hereby solemnly affirm and state an oath as follows, do hereby state that the facts mentioned above is true and correct to the best of knowledge and belief. Hence verified.

Hyderabad
Date: 01.07.2015.

Complainant.

LIST OF DOCUMENTS

Sl. No.	Date	Description of Document
1.	23.05.2013	MOU Copy
2.	17.09.2014	Supplementary MOU Copy
3.	15.06.2015	Office copy of notice
4.		Statement of expenditure of the Complainant for the period 01.03.2014 to 31.05.2015.

For Greenwood Lake Side (Hyderabad) LLP

Partner

Hyderabad
Date: 01.07.2015

Complainant

For GREENWOOD BUILDERS

Partner

IN THE COURT OF THE
METROPOLITAN MAGISTRATE:
R. R. DISTRICT AT: MEDCHAL

C. C. No. OF 2015

Between:

Green Wood Builders
& another, ...Complainant

AND

L. Rajeshwar Rao
& others ...Accused.

COMPLAINT FILED UNDER
SECTION 200 OF Cr.P.C. READ
WITH SECTION
420, 403, 406, 120B, OF INDIAN
PENAL CODE

Filed on:

Filed by:

C. BALAGOPAL
Advocate

103, Suresh Harivillu Apartments,
West Marredpally,
Secunderabad.
Ph No. 64570512/9441782451



FIRST INFORMATION REPORT
(Under Section 154 and 157 Cr.P.C)

A.P.P.M. Orders 470,500

1. District Cyberabad P.S. Jawaharnagar Year 2015 FIR No. 595/2015 Date 28/11/2015
2. Acts & Section(s) : 420,403,406,120b IPC, 156(3) CrPC
3. a) Occurrence of Offence : Day _____ Date & Time From _____
Date & Time To _____ Prior To 23/05/2013 00:00 Time Period 0
b) Information Received at P.S.: Date & Time 28/11/2015 17:00
c) General Diary Reference: Entry No 1 Date & Time 28/11/2015 17:00
4. Type of Information: Referred by court
Place of Occurrence:
a) Distance and Direction From P.S. 3.5kms,West Beat No. _____
b) Address Place _____ Area/Mandal _____ Street/Village _____
Sy. No. 49 Malkajgiri Mandal Yapral Village
City/District Cyberabad State Telangana PIN _____
c) In case , outside the limit of this Police Station, then
Name of P.S. _____ District _____
6. Complainant / Informant :
a) Name Greenwood Builders Greenwood Lake Side
b) Father's /Husband's _____
c) Date/Year of Birth _____ Age 0
d) Nationality _____ e) Caste _____
f) Passport No _____ Date of Issue _____ Place of Issue _____
g) Occupation _____
h) Address House No _____ Area/Mandal _____ Street/Village _____
Office at 5-4-187/3 & 4 secunderabad Soham Manson,
City/District Cyberabad State Telangana PIN 0
7. Details of known/suspected/unknown accused with full particulars:

Serial No : 1

a) Name L Rajeshwar Rao
b) Father's /Husband's Name L Anand c) Occupation
d) Caste e) Gender Male f) Age 47 Nationality Indian
g) Address House Street/Village Area/Mandal
Flat No. D2,, second Floor, Road No 11, Secunderabad
Susheel Residency
City/District State PIN 0
h) Phone(Off) 0 Phone(Resi) 0 Cell No 0
i) Email

Serial No : 2

a) Name L Santhosh Rao
b) Father's /Husband's Name L Rajeshwar Rao c) Occupation
d) Caste e) Gender Male f) Age 23 Nationality
g) Address House Street/Village Area/Mandal
Flat No. D2, second Floor, Road No 11, Secunderabad.
Susheel Residency
City/District State PIN 0
h) Phone(Off) Phone(Resi) Cell No
i) Email

Serial No : 3

a) Name D Sridhar
b) Father's /Husband's Name Prakash c) Occupation
d) Caste e) Gender Male f) Age 38 Nationality
g) Address House Street/Village Area/Mandal
6-31 Gandhi Nagar Siddipet
City/District Medak State PIN 0

h) Phone(Off) _____ Phone(Resi) _____ Cell No _____
i) Email _____

Serial No : 4

a) Name KV Pavan Kumar
b) Father's /Husband's Name Sanjeev Rao c) Occupation _____
d) Caste _____ e) Gender Male f) Age 41 Nationality _____
g) Address House Street/Village Area/Mandal
11-1-329 Red hills, Hyderabad
City/District. State PIN 0
h) Phone(Off) _____ Phone(Resi) _____ Cell No _____
i) Email _____

Serial No : 5

a) Name Smt M Renuka
b) Father's /Husband's Name M Ram Gopal c) Occupation _____
d) Caste _____ e) Gender Female f) Age 0 Nationality Indian
g) Address House Street/Village Area/Mandal
H.No. 1-4-190 Balajinagar Jagityal
City/District Karimnagar State PIN 0
h) Phone(Off) _____ Phone(Resi) _____ Cell No _____
i) Email _____

Serial No : 6

a) Name M Ram Gopal
b) Father's /Husband's Name M Nala Kishtam c) Occupation
d) Caste e) Gender Male f) Age 54 Nationality
g) Address House Street/Village Area/Mandal
H.No. 1-4-190 Balajinagar Jagityal
City/District Karimnagar State PIN 0
h) Phone(Off) Phone(Resi) Cell No
i) Email

Serial No : 7

a) Name M Krishna
b) Father's /Husband's Name M Ramasham c) Occupation
d) Caste e) Gender Male f) Age 51 Nationality
g) Address House Street/Village Area/Mandal
H.No. 1-4-181, Balajinagar, Jagityal Jagityal
City/District Karimnagar State PIN 0
h) Phone(Off) Phone(Resi) Cell No
i) Email

Serial No : 8

a) Name Ritesh Kumar
b) Father's /Husband's Name Deena Diyal c) Occupation
d) Caste e) Gender Male f) Age 31 Nationality
g) Address House Street/Village Area/Mandal
H.No. 5-9-22/92 Adarshnagar Hyderabad
City/District State PIN 0
h) Phone(Off) Phone(Resi) Cell No

i) Email

Serial No : 9

a) Name A Chenakesh

b) Father's /Husband's Name Late Sri A Vinod kumar c) Occupation

d) Caste e) Gender Male f) Age 31 Nationality

g) Address House Street/Village Area/Mandal
Plot No. 6 Asbestors colony Karkhana

City/District State PIN 0

h) Phone(Off) Phone(Resi) Cell No

i) Email

Serial No : 10

a) Name Smt G Damayanthi

b) Father's /Husband's Name Vaman c) Occupation

d) Caste e) Gender Female f) Age 54 Nationality

g) Address House Street/Village Area/Mandal
1-4-242 Jawahar Road Jagityal

City/District Karimnagar State PIN 0

h) Phone(Off) Phone(Resi) Cell No

i) Email

Physical features, deformities and other details of the Suspect:

S. No.	Sex	Date/Year of Birth	Build	Height (cms)	Complexion	Identification Marks(s)
1	2	3	4	5	6	7

S. No.	Sex	Date/Year of Birth	Build	Height (cms)	Complexion	Identification Marks(s)
1	2	3	4	5	6	7
1	Male			0cm		
2	Male			0cm		
3	Male			0cm		
4	Male			0cm		
5	Female			0cm		
6	Male			0cm		
7	Male			0cm		
8	Male			0cm		
9	Male			0cm		
10	Female			0cm		

Deformalities/ Peculiarities	Teeth	Hair	Eyes	Habbit(s)	Dress Habit(s)	Languages/ Dialect
8	9	10	11	12	13	14

Deformalities/ Peculiarities	Teeth	Hair	Eyes	Habbit(s)	Dress Habit(s)	Languages/ Dialect
8	9	10	11	12	13	14

Place Of				
Burn Mark	Leucoderma	Mole	Scar	Tattoo
15	16	17	18	19

8. Reasons for delay in reporting by the complainant / informant :

Delay by the complainant

9. Particulars of properties stolen/involved (Attach separate sheet, if necessary) :

10. Total value of property stolen :

11. Inquest Report/ U.D. Case

12. Contents of the complaint / statement of the complainant or informant :

IN THE COURT OF HON'BLE XXI METROPOLITAN MAGISTRATE AT MEDCHAL COURT, CYBERABAD,
R.R. DISTRICT.

Honoured Sir,

To-day i.e. on 28-11-2015 at 1700 hrs received a complaint from
Complainants Greenwood Builders, Represented by its Partner Mr Soham Modi s/o Sri Sathish Modi,
Age: 46 yrs & Greenwood Lake Side(Hyderabad) LLP, Represented by its Partner Mr Soham Modi s/o
Sri Sathish Modi, Age: 46 yrs both the complainants are represented by authorised signatory, L.
Ramacharyulu s/o Late L Raghavendra Rao and office at 5-4-187/3& 4, Soham Manson, M.G. Road,
Secunderabad in which reads as follow.

This is a court referred case in which the complainants are Builders and developers
of housing projects. The alleged accused persons are owner and possessors of land admeasuring
Ac. 5.30 guntas in Sy.No. 49 situated at Yapral village. On 23-05-2013 they complainant's and
accused persons entered in to M.O.U. of above said land for developing. As per their agreement,
complainant's paid an amount of Rs. 90,50,000/- as security deposit as there agreement the
security deposit amount should be deposit after completion of project. The complainant have been
misled by the accused regarding clearance to be obtained by them and the complainant had
launched the project under the impression that the accused would be taking care of their part of
contract as per the MOU. The accused have obtained money from the complainants on false
promises and are guilty of cheating. The complainant got issued notice on 15-06-2015 through
there counsel but the accused did not reply. Finally they requested to take necessary action in this
regard. Hence F.I.R.

/THE ORIGINAL DETAILED COMPLAINT IS ENCLOSED HERE WITH/

Received on 28-11-2015 at 1700 hrs:-

As per the contents of the petition registered a case in Cr. No. 595/2015 U/s 420,
403, 406, 120(b) IPC & 156(3) Cr.P.C and the investigation entrusted to Sri. P. Anil Kumar, SI of
Police.

Sd/-

Inspector of Police,
PS: Jawahar Nagar,
Cyberabad.

Copy Submitted W/Cs:

1). The Commissioner of Police Cyberabad,

2). the DCP (L & O) Cyberabad &

3). Through ACP Alwal Division for favour of information.

13. Action taken:

Since The above information reveals commission of offence(s) U/s as mentioned at item No 2

1) Registered the case and took up the investigation or Name P. ANIL KUMAR

2) Directed to take up the Investigation or Rank: _____ No. _____

3) Refused investigation due to _____

4) Transferred to P.S _____ District _____ on point of jurisdiction.

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.

R.O.A.C

14. Signature / Thumb impression of the
complainant / informant.

Signature of Officer in charge, Police Station

Name K.V.L Narsimha Rao

Rank Inspector No _____

15. Date and time of dispatch to the court : 28/11/2015 17:00

CR No. 1345/16 19/9/16

IN THE COURT OF THE XXth METROPOLITAN MAGISTRATE, RR DISTRICT
AT MEDCHEL

CC SR NO. 1181 OF 2015

Between:

Greenwood Builders and another

... Complainants

And

L.Rajeswara Rao and others

... Accused

MEMO ON BEHALF OF THE COMPLAINANT

The Complainants have filed a criminal complaint against the accused for criminal breach of trust and also cheating on the part of the Accused U/s.420, 403, 406, 120B of IPC.

This Hon'ble court was pleased to refer the matter to PS Jawaharnagar, to conduct investigation and file the chargesheet against the accused. The matter was referred in the month of August 2015. The representatives of the complainants have been perusing with the police authorities of PS Jawaharnagar and there is no much progress in the investigation.

This Hon'ble court may be pleased to direct the police authorities to inform the status of the investigation.

Hence this memo.

MEDCHEL
Date:


COUNSEL FOR COMPLAINANT

IN THE COURT OF THE XXth
METROPOLITAN MAGISTRATE,
RR DISTRICT AT MEDCHEL

CC SR NO. 1181 OF 2015

Between:

Greenwood Builders and and
another ... Complainants

And

L.RajeswaraRao and
others ... Accused

MEMO OF THE COMPLAINANT

Filed on: 19/9/2016

Filed by:

SRI.C.BALAGOPAL
ADVOCATE

Flat No.103, Suresh Harivillu Apts
Road No.11, West Marredpally,
Secunderabad - 500 026.
Ph: 64570512/9441782451

COUNSEL FOR COMPLAINANTS

FINAL REPORT - UNDER SECTION 173 CR P C
IN THE COURT OF HON'BLE XXI METROPOLITAN MAGISTRATE
AT: MEDCHAL - CYBERABAD

POLICE STATION: JAWAHAR NAGAR RACHAKONDA POLICE COMMISSIONERATE

	YEAR 2015	FIR NO:595/2015, DATED: 28-11-15
01	CHARGE SHEET/ FINAL REPORT No - 51 ✓	02. DATED: 08-04-2017
03	Act: Under Head / Section	: 420, 403,406 & 120 (B) IPC
01	Type of Final Result	: Final Report - ' CIVIL IN NATURE '
03	If Final Result	: NIL
06	If supplementary or original	: Original
07	Name, Rank & No. (if any) of I Os	: Sri G. Narsimhulu, Sub-Inspector of Police, Jawahar Nagar P.S., Rachakonda Police Commissionerate.
08	Name and address of the complainant / informant	: Greenwood builders, & Greenwood lake side (Hyderabad) LLP, Rep by its' partner Mr. Soham Modi S/o Satish Modi, Aged.46 years, Both the complainants are rep by authorized signatory, L. Ramacharyulu S/o Late. Sri. L. Raghavendra Rao, Aged. 53 Years O/o 5-4-187/3&4, Soham Mansion, MG Road, Secunderabad.
09	Date on which, the complainant/ informant was informed of the result.	: 08.04.2017
10	Details of properties/ articles/ documents recovered/seized during the investigation and relied upon.	: NIL
11	Particulars of accused persons charged	: NIL
12	Name of accused persons not charge sheeted	: NIL
13	Particulars of witnesses to be examined	: LW-1 &2
14	If the report is false, action taken/to be taken U/sec. 182/211 IPC.	: NIL
15	Result of laboratory analysis	NIL
16	Brief facts of the case	: Mentioned below



Honoured Sir,

Facts of the case are that on 28-11-2015 at 1700 hrs received a court referred complaint of Greenwood builders, & Greenwood lake side(Hyderabad)LLP, Rep by its' partner Mr. Soham Modi S/o Satish Modi, Aged.46 years, Both the complainants are rep by authorized signatory, L. Ramacharyulu S/o Late. Sri. L. Raghavendra Rao, Aged. 53 Years O/o 5-4-187/3&4, Soham Mansion, MG Road, Secunderabad in which he stated that the complainants are Builders and Developers of housing Projects in and around twin cities. The Accused are owners and possessors of various extents of land in survey No. 49, Yaprul Village, Malkajgiri Manual, R R District. Total admesuring 5 acres 30 guntas.They were approached by the Accused for developing the land and construction of flats, as the complainants were in the business of development of flats, Villas and bungalows in and around twin cities keeping in view the expertise of the complainants the Accused agreed to give their land situated at Yaprul village for development and construction of flats. The complainants No.1 and the Accused entered into an MOU dated 23.5.013 for the development to land admcasuring 5 Acers 30 guntas in survey No. 49, situated at Yaprul (V), Malkajgiri (M), R.R District and for construction of residential Housing Project consisting of Apartments/Flats along with common amenities like Club House, Roads, Drains, Water & Electricity Supply, and Scaping Gates, Children's park Compound Wall, Sports & Recreational facilities in the said land. The complainants submit that the said MOU was also containing various other clauses & conditions to be fulfilled by the Accused as owners and by the complainants as developers. Subsequently by a supplementary MOU dated 17.09.2014 the benefit under the earlier MOU was transferred in favour of the complainant No.2. The complainants have so far paid the Accused a sum of Rs. 90,50,000/- as security deposit form time to time. The said security deposit is refundable by the Accused to the complainants, after completion of the project and handing over the share of the Accused in the built up area. The Accused failed to keep their part of contract as per MOU. The complainants have spent huge amounts for preparing plants and submitting the same to the concerned authorities for sanction and other preparatory work for commencing the project. In this regard the complainants have incurred an expenditure amount to Rs.23,43,908/- towards establishment of administration and construction. Inspite of such huge investments and every effort on the complainants part, the project has not

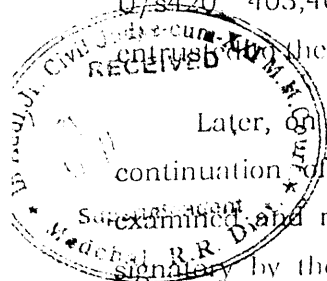


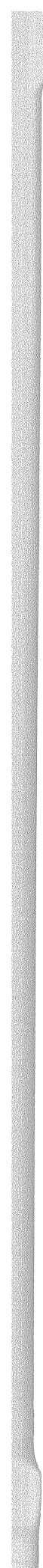
brochures and also took some booking with the found hope that the Accused would get all the necessary clearances from various authorities as mentioned in the MOU. The complainants have to refund the amount taken from the prospective customers. The complainants submit that the Accused are aware that adjacent to the property given for development there is a huge extent of land belonging to the Defence Ministry, GOI. In view of the same a No objections certificate has to be obtained from the Army Authorities namely Quarter Master General Andhra sub Area Bollaram. This has to be obtained by an application made in this behalf by the Accused as owners of the land. Unfortunately in spite of several requests by the complainants representative the Accused have not taken any necessary steps to apply and obtain the No objection certificate for commencing the project. The complainants are not able to commence the construction because of the objections by the Army authorities due to lack of No objection certificate. This is a clear default on the part of Accused. The Accused had failed to deposit the conversion fee (Agriculture land to Non Agriculture land) which is the subject matter of the agreement some of the legal representative of the necessary parties who appear to be NRIs have refused to co-operate in signing the documents. The Accused have not cooperated in initiating the process of survey to be done by the MRO for obtaining the sanction

The complainants have been misled by the Accused regarding the clearances to be obtained by them and the complainant had launched the project under the impression that Accused would be taking care of their part of the contract as per the MOU. The Accused have obtained money from the complainant on false promises and are guilty of cheating. The complainants got issued a noticed on 15.06.2015 though their counsel but the Accused did not reply.

Basing on the contents of the complaint a case in Cr. No. 595/2015 U/s 420, 403, 406 & 120 (B) IPC has been registered and investigation entrusted to the then SI Sri. Anil for further investigation.

Later, on his transfer he handed over this case file to SI Sri. Netaji for continuation of investigation on 5-1-2016. After that, SI Sri. Netaji has examined and recorded the statements Ramacharyulu who is an authorized signatory by the Complainant's Company, and partner of the company Sri. Soham Modi. Subsequently, SI Sri. Netaji has been posted as Crime SI in this PS and case file handed over to me on 13-2-17, for further investigation. On receipt of the case file, I have gone through the case file and obtained the MOU, which is a crucial document in eliciting the facts of the case. This 15 pages





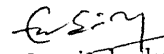
main parties. Later, on the request of the complainants another supplementary MOU dated 17/09/2014 had been prepared and the rights were transferred in favour of complainant by treating the said Supplementary MOU dated 17/09/2014 as part and parcel and continuation of the Memorandum of Understanding dated 23/05/2013, by the alleged accused. I have gone through the MOU very thoroughly and understood the points mentioned there in. The principal allegation of the complainant in this case is that the owners haven't performed their duty i.e. land conversion, get the survey of the land be done by the MRO etc as per the MOU. He further stated in his complaint that he appealed many times to the alleged accused to complete these works and when asked to show any evidence to this effect, he couldn't. Another allegation of the complainant is that some of the legal representatives of the necessary parties i.e. owners who appear to be NRIs have refused to cooperate in signing the documents. In this regard, the complainant was asked to provide the details of the owners, whose legal representatives refused to sign, he was unable to provide the details. It is pertinent to mention here that the complainant has already initiated a civil suit for money recovery vide OS No. 634/2015 in the Hon'ble XVI Addl. District Judge, Malkajigiri which is going on in the said court. Further, it is an established fact as pre the MOU that if any dispute arises in execution of this MOU, they have to settle it through an arbitrator as per the point no. 56.

So far investigation revealed that there is no evidence against the alleged accused persons that they have fraudulently and dishonestly induced the complainant to deliver the amount and cheated them.

Hence, a requisition is submitted to the Asst. Commissioner of Police, Kushaiguda Division, Rachakonda Police Commissionerate refer this case as CIVIL IN NATURE and the permission vide C.No.196/ACP-K/RKD/2017, Dated: 31/03/2017, has been given by the Asst. Commissioner of Police, Kushaiguda to refer this case as 'Civil in Nature' under notice to the complainant.

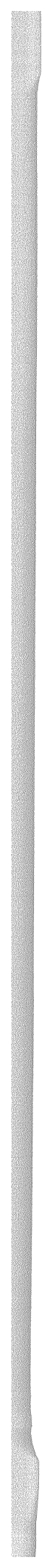


Hence, this Final Report.


G.Narsimhulu 8/4/18.

SI of Police,

Jawahar Nagar P.S., Rachakonda.



GOVERNMENT OF TELANGANA STATE
(POLICE DEPARTMENT)

Station House Office
PS: Jawahar Nagar
Dated: 20-01-2016.

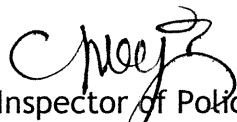
NOTICE
U/s: 91/160 CR P C

It is to inform you that, on 20-01-2016 at 1400 hrs the complaint from Greenwood Builders, Represented by L. Ramacharyulu S/o Late. Raghavender Rao, Age: 52, Occ: legal Officer, R/o H No: 5-4-187/3 & 4, Soham Manson, MG Road Secunderabad, Court referred to P.S. and lodged a complaint against L. Rajeshwae Rao and others on 28-11-2015 at 1700 hrs U/s 420, 403, 406, 120 (B) IPC and 156 (3) Cr.P.C in to the land in Sy. No. 49, situated at Yapral, malkajgiri Mandal, Ranga Reddy District and damaged the fencing of complainant and also threatened him with dire consequences with your henchmen.

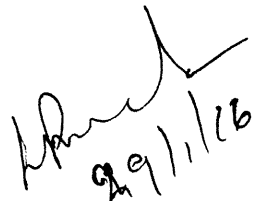
On the contents of above complaint, a case is registered in Cr.No. 595/2015, U/s 420, 403, 406, 120 (B) IPC and 156 (3) Cr.P.C at P.S. Jawahar nagar and the case is under investigation.

The investigation requires your presence before the I.O. to record your statement. Further you also instructed to appear before the under signed along with documentary evidence if any in your support on or before 23-01-2016 without fail.

Acknowledge the receipt.


Sub- Inspector of Police
PS Jawahar Nagar, Cyberabad.

To:
Sri L. Ramacharyulu S/o Late. Raghavender Rao,
Age: 52, Occ: legal Officer,
R/o H No: 5-4-187/3 & 4, Soham Manson,
MG Road, Secunderabad. Cell: 7331126400.


9/1/16

