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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

+ CRL.M.C. 1454/2025

M/S RUDRA BUILDWELL PROJECTS PVT. LTD. & ORS.

.....Petitioner

Through: Mr. Akshat Gupta, Mr. Pranav Jain
and Mr. Sakshi Tikmany, Advocates.

Versus

STATE OF NCT OF DELHI & ORS.Respondents

Through: Mr. Utkarsh, APP for the State with
SI Sonu, PS-Okhla Industrial Area.
Complainant in person.

CORAM:

HON'BLE MS. JUSTICE NEENA BANSAL KRISHNA

ORDER
07.05.2025

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1. The Petition under Section 528 of BNSS, 2023 has been filed on behalf of the Petitioners for quashing of FIR No. 283/2024 under Sections 420/406/34 of the Indian Penal Code, 1860 registered with the Police Station Okhla Industrial Area.
2. It is submitted that on 14.02.2014, the respondent No. 2 and 3 jointly purchased one flat bearing Apartment No. 603, 6th Floor, Tower B2 in the project Palace Heights vide Builder Buyer Agreement dated 14.02.2014 for a total sale consideration of Rs.34,54,400. The possession of the said apartment was to be delivered to the respondent Nos. 2 and 3 by December, 2015. It is further submitted that out of total sale consideration, respondent Nos. 2 and 3 paid a sum of



Rs.31,91,129/- to the petitioner No. 1 company. The respondent Nos. 2 and 3/complainants enquired several times from the petitioners regarding the progress of the project and it was told to them that the apartment will be delivered on time. However, it is alleged that after some time, the petitioners refused to entertain the complainants and threatened them of dire consequence, pursuant to which, a complaint was filed on 05.02.2024 before the learned MM seeking registration of an FIR against the petitioners/accused. The learned MM vide Order 02.04.2024 directed registration of FIR on the basis of complainant filed by the respondent No. 2.

3. It is further submitted that on 10.01.2025, the accused persons i.e. the petitioners and the complainant i.e. respondent No. 2 along with respondent No. 3 entered into a compromise and resolved all their disputes. The Settlement Agreement dated 10.01.2025 is also annexed with the petition as Annexure 4, vide which, the petitioner No. 1 Company has agreed to pay a total sum of Rs.48,00,000/- to the respondent Nos. 2 and 3. The entire amount has been paid to the respondent Nos. 2 and 3 out of which, Rs.25,01,098/- was paid through cheque bearing No. 229554 dated 29.10.2024 and Rs.22,98,902/- was paid through cheque bearing No. 229555 dated 29.10.2024. In view of the Settlement dated 10.01.2025, the present Petition has been filed.
4. The parties are present along with their counsels and the Investigating Officer. Petition has been signed by the petitioners and is supported by their affidavits. The parties have reaffirmed the terms of the Settlement dated 10.01.2025 and they also submit that the said



Settlement has been arrived at between the parties, without any pressure and coercion.

5. Considering the totality of the circumstances, there is no fruitful purpose will be served in continuing with the FIR. It is a fit case for quashing the FIR and the proceedings emanating therefrom. Accordingly, FIR No. 283/2024 under Sections 420/406/34 of the Indian Penal Code, 1860 registered with the Police Station Okhla Industrial Area and the proceedings emanating therefrom are hereby quashed.
6. The Petition is disposed of accordingly. Pending Applications, if any, also stand disposed of.

NEENA BANSAL KRISHNA, J

MAY 7, 2025
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