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

+ **CRL.M.C. 3679/2025**

ANIL JINDAL & ORS.

.....Petitioners

Through: Mr. Vivek Jain, Adv.
through V.C., Ms. Suchitra
Kumbhat, Mr. Sadiq Noor,
Ms. Benila BM, Mr. Rohit
Nair & Mr. Manan
Khanna, Advs.

versus

STATE OF NCT OF DELHI & ANR.Respondents

Through: Mr. Sunil Kumar Gautam,
APP for the State.
SI Manoj Kumar, PS
EOW.
Mr. Sanjay Shisodia, Adv.
for R-2.

CORAM:

HON'BLE MR. JUSTICE AMIT MAHAJAN

ORDER

% **19.09.2025**

1. The present petition is filed seeking quashing of FIR No. 75/2019 dated 07.05.2019, registered at Police Station Economic Offences Wing, for offences under Sections 420/406/409/120B/34 of the Indian Penal Code, 1860 ('**IPC**'), on the ground that the disputes have been settled with the complainant.

2. The brief facts are that the petitioners are directors of the accused company S.R.S Real Infrastructure. The accused company undertook to construct a complex namely, SRS Towers in Faridabad, Haryana and sold units of the complex to the victims. It is alleged that S.R.S Real Infrastructure took loans against the subject property, concealed the same and dishonestly induced the



victims to invest in their project. It is alleged that the petitioners executed allotment deeds in favour of the victims and handed over the possession, without obtaining NOC from the banks. It is alleged that the accused deliberately did not pay the loan amount back to the banks and the banks initiated the process to take possession of the subject property.

3. It is pointed out that there were 205 investors who were aggrieved due to delay in handing over clear title of the units by the alleged company.

4. The learned counsel for the petitioner submits that the association of the victims being SRS Corporate Tower Association, has settled the disputes on behalf of all the victims.

5. He submits that the possession of the properties has been handed over to all the victims and no grievance remains.

6. He further submits that since the present petition has been filed only on behalf of one of the accused persons.

7. Amended Memo of Parties is handed over in the Court today making the accused company as a necessary party. The same is taken on record.

8. The present petition is filed on the ground that the parties have amicably settled their disputes out of their own free will without any force, pressure or coercion. Pursuant to the settlement Respondent No. 2 (Association of Victims) has given its No Objection in regard to quashing of the present FIR.

9. The learned counsel for the Association states that the disputes have been settled and all the investors are satisfied and have been handed over the units.



10. The learned Additional Public Prosecutor for the State, on instructions, submits that though 04-05 investors have received the possession of the units, but have not given the consent to quashing of the present FIR.

11. Be that as it may, an affidavit has been filed on behalf of the Corporate Tower Association representing all the unit holders giving consent and no-objection for quashing of the present FIR.

12. The Authorized Representative of the Association, at whose instance the FIR was registered, is present in person in Court today and has been duly identified by the Investigating Officer. He affirms that the terms of the settlement have already been complied with and he has no objection if the present FIR is quashed and the dispute is put to rest.

13. Offences under Section 420/406 of the IPC are compoundable whereas offence under Sections 409 of the IPC is non-compoundable.

14. It is well settled that the High Court while exercising its powers under Section 528 of the Bharatiya Nagarik Suraksha Sanhita, 2023 ('BNSS') (*erstwhile* Section 482 of the Code of Criminal Procedure, 1973) can quash offences which are non-compoundable on the ground that there is a compromise between the accused and the complainant. The Hon'ble Apex Court has laid down parameters and guidelines for the High Court while accepting settlement and quashing the proceedings. In the case of **Narinder Singh & Ors. v. State of Punjab & Anr. : (2014) 6 SCC 466**, the Hon'ble Supreme Court had observed as under :-

“29. In view of the aforesaid discussion, we sum up and lay down the following principles by which the High Court would be guided in giving adequate treatment to the settlement between the parties and exercising its power under Section 482



of the Code while accepting the settlement and quashing the proceedings or refusing to accept the settlement with direction to continue with the criminal proceedings:

29.1. Power conferred under Section 482 of the Code is to be distinguished from the power which lies in the Court to compound the offences under Section 320 of the Code. No doubt, under Section 482 of the Code, the High Court has inherent power to quash the criminal proceedings even in those cases which are not compoundable, where the parties have settled the matter between themselves. However, this power is to be exercised sparingly and with caution.

29.2. When the parties have reached the settlement and on that basis petition for quashing the criminal proceedings is filed, the guiding factor in such cases would be to secure:

- (i) ends of justice, or**
- (ii) to prevent abuse of the process of any court.**

While exercising the power the High Court is to form an opinion on either of the aforesaid two objectives.

29.3. Such a power is not to be exercised in those prosecutions which involve heinous and serious offences of mental depravity or offences like murder, rape, dacoity, etc. Such offences are not private in nature and have a serious impact on society. Similarly, for the offences alleged to have been committed under special statute like the Prevention of Corruption Act or the offences committed by public servants while working in that capacity are not to be quashed merely on the basis of compromise between the victim and the offender.

29.4. On the other hand, those criminal cases having overwhelmingly and predominantly civil character, particularly those arising out of commercial transactions or arising out of matrimonial relationship or family disputes should be quashed when the parties have resolved their entire disputes among themselves.

29.5. While exercising its powers, the High Court is to examine as to whether the possibility of conviction is remote and bleak and continuation of criminal cases would put the accused to great oppression and prejudice and extreme injustice would be caused to him by not quashing the criminal cases.”

(emphasis supplied)



15. Similarly, in the case of ***Parbatbhai Aahir & Ors. v. State of Gujarat & Anr. : (2017) 9 SCC 641***, the Hon'ble Supreme Court had observed as under :-

“16. The broad principles which emerge from the precedents on the subject, may be summarised in the following propositions:

16.1. Section 482 preserves the inherent powers of the High Court to prevent an abuse of the process of any court or to secure the ends of justice. The provision does not confer new powers. It only recognises and preserves powers which inhere in the High Court.

16.2. The invocation of the jurisdiction of the High Court to quash a first information report or a criminal proceeding on the ground that a settlement has been arrived at between the offender and the victim is not the same as the invocation of jurisdiction for the purpose of compounding an offence. While compounding an offence, the power of the court is governed by the provisions of Section 320 of the Code of Criminal Procedure, 1973. The power to quash under Section 482 is attracted even if the offence is non-compoundable.

16.3. In forming an opinion whether a criminal proceeding or complaint should be quashed in exercise of its jurisdiction under Section 482, the High Court must evaluate whether the ends of justice would justify the exercise of the inherent power.

16.4. While the inherent power of the High Court has a wide ambit and plenitude it has to be exercised (i) to secure the ends of justice, or (ii) to prevent an abuse of the process of any court.

16.5. The decision as to whether a complaint or first information report should be quashed on the ground that the offender and victim have settled the dispute, revolves ultimately on the facts and circumstances of each case and no exhaustive elaboration of principles can be formulated.

*16.6. In the exercise of the power under Section 482 and while dealing with a plea that the dispute has been settled, the High Court must have due regard to the nature and gravity of the offence. **Heinous and serious offences involving mental depravity or offences such as murder, rape and dacoity cannot appropriately be quashed though the victim or the family of the victim have settled the dispute. Such offences are, truly speaking, not private in nature but have a serious***



impact upon society. The decision to continue with the trial in such cases is founded on the overriding element of public interest in punishing persons for serious offences.

16.7. As distinguished from serious offences, there may be criminal cases which have an overwhelming or predominant element of a civil dispute. They stand on a distinct footing insofar as the exercise of the inherent power to quash is concerned.

16.8. Criminal cases involving offences which arise from commercial, financial, mercantile, partnership or similar transactions with an essentially civil flavour may in appropriate situations fall for quashing where parties have settled the dispute.

16.9. In such a case, the High Court may quash the criminal proceeding if in view of the compromise between the disputants, the possibility of a conviction is remote and the continuation of a criminal proceeding would cause oppression and prejudice; and

16.10. There is yet an exception to the principle set out in propositions 16.8. and 16.9. above. Economic offences involving the financial and economic well-being of the State have implications which lie beyond the domain of a mere dispute between private disputants. The High Court would be justified in declining to quash where the offender is involved in an activity akin to a financial or economic fraud or misdemeanour. The consequences of the act complained of upon the financial or economic system will weigh in the balance.”

(emphasis supplied)

16. From the facts as noted above, the dispute appears to be purely commercial in nature. Moreover, all the investors have been compensated and the units have been handed over to them.

17. Since the parties have amicably entered into a settlement, this Court feels that no useful purpose would be served by keeping the dispute alive and continuance of the proceedings would amount to abuse of the process of Court. I am of the opinion that this is a fit case to exercise discretionary jurisdiction under Section 528 of the BNSS.

18. However, keeping in mind the fact that the FIR is pending



since the year 2019, the chargesheet has been filed and the State machinery has been put to motion, ends of justice would be served if the petitioners are put to cost.

19. In view of the above, FIR No.75/2019 and all consequential proceedings arising therefrom are quashed, subject to payment of cost of ₹50,000/- by the petitioner, to be deposited with the Delhi Police Martyrs' Fund, within a period of six weeks from date.

20. Let the proof of deposit of cost be submitted to the concerned SHO.

21. The present petition is allowed in the aforesaid terms. Pending application shall also stand disposed of.

AMIT MAHAJAN, J

SEPTEMBER 19, 2025
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