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

+ **CRL.M.C. 6683/2025 & CRL.M.A. 28120/2025**

SHANTI SWAROOP SATIJA & ORS.

.....Petitioners

Through: Ms. Sarita Sharma, Mr. Pushpraj
Kaushik, Mr. Narendra Bhati,
Advocates alongwith petitioner nos. 2
to 4 in person

versus

THE STATE (NCT OF DELHI) & ANR.

.....Respondents

Through: Mr. Manoj Pant, APP for the State
SPA of R-2 Sh. Nitin Tholiya in
person

CORAM:

HON'BLE DR. JUSTICE SWARANA KANTA SHARMA

ORDER

17.11.2025

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1. By way of the present petition, the petitioners seek quashing of FIR bearing No. 45/2019 dated 14.05.2019, registered at Police Station Connaught Place, Delhi for the commission of offences punishable under Sections 409/420/120-B of the Indian Penal Code, 1860 (hereafter 'IPC') and all consequential proceedings emanating therefrom, on the basis of mediation settlement arrived at between the parties.
2. Issue notice. The learned APP accepts notice on behalf of the State.
3. It is stated that petitioner no. 1 is in judicial custody in some other case.
4. The petitioner nos. 2 to 4 and respondent no. 2 (through his SPA Sh.



Nitin Tholiya) are present before this Court and have been identified by their counsel and Investigating Officer (IO) concerned from Police Station Connaught Place, Delhi.

5. Brief facts of the case are that during the year 2015–2016, petitioner no.1 and respondent no. 2 had entered into certain agreements pertaining to the purchase of immovable properties as well as for engaging in a property-trading business. Pursuant thereto, respondent No.2 had paid a sum of Rs. 13,80,000/- to petitioner no.1 for the purpose of purchasing properties and/or undertaking property-trading activities in projects situated in Rajasthan. It is stated that respondent no.2 subsequently alleged in the FIR that petitioner no.1 had failed to transfer or register any property in his name, did not provide the assured returns as promised, and had also refused to refund the amount paid despite repeated demands. These allegations led respondent no.2 to initiate both civil and criminal proceedings against petitioner No.1, including the present FIR.

6. During the pendency of the aforementioned proceedings, the parties entered into a settlement agreement on 20.02.2020 at the Mediation Centre, Patiala House Courts, New Delhi. As per the terms of the settlement, petitioner no.1 had agreed to pay a sum of Rs. 48,00,000/- (Rupees Forty-Eight Lakhs only) towards full and final settlement of all disputes and claims of respondent no.2. Thereafter, based on the statement of respondent no. 2 acknowledging full and final settlement and confirming due compliance of the mediation agreement dated 20.02.2020 by petitioner no. 1, a settlement decree dated 14.01.2022 was passed in CS(DJ) No. 672/2018. It is submitted that respondent no. 2 has fully and finally settled all claims and disputes with petitioner no. 1, including the claims forming



the subject matter of the impugned FIR. No outstanding claims or disputes of any nature remain between the parties.

7. The learned counsel for the petitioner states that the FIR in the present case was registered in the year 2019.

8. On a query made by this Court, respondent no. 2 who has been identified by the IO, has categorically stated that he has entered into compromise out of his own free will and without any pressure, coercion or threat. Therefore, he has no objection if the present FIR is quashed.

9. In view of the above, that the parties have amicably resolved their differences of their own free will, and without any coercion, no useful purpose will be served by continuing the proceedings, rather the same would create further acrimony between them. It would thus be in interest of justice to quash the abovementioned FIR and the proceedings pursuant thereto. There is no legal impediment in quashing the FIR in question.

10. Accordingly, FIR bearing No. 45/2019 dated 14.05.2019, registered at Police Station Connaught Place, Delhi for the commission of offences punishable under Sections 409/420/120-B of IPC and all consequential proceedings emanating therefrom are quashed, subject to the petitioners depositing cost of Rs.10,000/- each with the Delhi Police Welfare Society, with a period of seven days from date.

11. Accordingly, the present petition alongwith pending application, if any, stands disposed of.

12. The order be uploaded on the website forthwith.

DR. SWARANA KANTA SHARMA, J

NOVEMBER 17, 2025/ns/ TD