



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

1. **DISTRICT:** Imphal West

P.S. Imphal

YEAR: 2025

FIR No. 265(07)2025 IPS

Date and time of FIR: 31/07/2025 at 01:30 PM

2.

Sl. No.	Acts	Sections
1	The Indian Penal Code, 1860	420/406/468/506/34 IPC

3. (a) **Occurrence of Offence:**

Day:

Date from: October, 2020

Date to: November, 2020

Time Period: 00:00

Time from:

Time to:

(b) **Information received at PS:**

Date: 31/07/2025

Time: 01:30 PM

(c) **General Diary Reference:** 11/IPS/2025

Date & Time: 31/07/2025 at 01:30 PM

4. **Type of information:** Written.

5. **Place of occurrence:**

a. **Direction and distance from PS:** North East, 2.5 km(s). **Beat No.**

Address: 2nd MR Complex canteen, Imphal East District, Manipur.

In case outside the limit of this Police Station, then Name of P.S:

6. **Complainant / Informant:**

a. **Name:** Rahul Aggarwal

b. **Father's name:** Om Prakash Aggarwal

c. **Date/Year of Birth:** 11/04/1991

(d) **Nationality:** Indian

(e) **UID No.**

Passport No.

(f) **Date of issue:**

Place of issue:

**(g) ID Details (Ration Card, Voter ID Card, Passport, UID No., Driving License, PAN)**

Sl. No.	ID Type	ID No.
1	PAN Card	At [REDACTED]

(h) Occupation: Business**(i) Address:**

Sl. No.	Address Type	Address
1	Present address	2 nd MR Civil Canteen, Tower-E Sector, Imphal, Manipur.
2	Permanent address	Paona Bazar, opposite Pratap Cinema Hall, Imphal West District, Manipur.

j) Phone number: +91 8730 [REDACTED]**07. Details of known/suspected/unknown accused with full particulars:**

Sl. No.	Name	Alias	Relative's name	Present address
1	Kamal Khurana			Alphathum, 90, Noida, UP-201305
2	Yogesh Rathi			Alphathum, 90, Noida, UP-201305

08. Reasons for delay in reporting by the complainant/informant:**09. Particulars of properties of Stolen:**

Sl. No.	Property Category	Property type	Description	Value (in Rs.)

10. Total value of properties:**11. Inquest Report / U.D. case No. if any:**

Sl. No.	UIDB No.

**2. First Information contents:**

To

The Superintendent of
Police, Imphal West,
Manipur-795001

Subject: Urgent Criminal Complaint for Cheating, Criminal Breach of Trust, Fraud, Criminal Conspiracy, Criminal intimidation, Extortion, against Kamal Khurana and Yogesh Rathi.

Respected Sir/Madam,

I, Rahul Agarwal, on behalf of me and my brother Abhishek Aggarwal hereby file this urgent criminal complaint against Mr. Kamal Khurana and Mr. Yogesh Rathi, acting through their firm, Universal Investment Group, in collusion with Parmesh Construction Co. Ltd (Bhutani Builders) and the offence happened at 2nd Manipur Rifles Canteen Complex and falls in your territorial jurisdiction.

Criminal Offenses Committed:

In late 2020, Mr. Kamal Khurana, posing as both a builder and a channel partner, made fraudulent representations about the Bhutani Alphathum project (Tower E), Sector-90, Noida. He used deceptive promotional materials, falsely promising high returns of 24% and ownership benefits. In order to induce trust and secure investment, he personally visited Imphal, Manipur, with the intent to defraud in late 2020.

In around Oct-Nov 2020, based on these fraudulent representations, we were led to invest in five (5) units under a construction-linked payment plan in their project named Bhutani Alphathum, Tower E, Noida sector 90, UP, 201305. The accused employed deceptive tactics to secure the payments, misrepresenting the nature of the project and its promised returns.

Financial Transactions and Illegal Conduct: The entire payments were made at 2nd MR Complex Canteen in Oct-Nov, 2020.

₹3.5 lakhs paid via cheque

₹1.75 lakhs paid

Total Paid: ₹5.25 lakhs

Additionally, 2 undated cheques without name for ₹2.5 lakhs were provided along with self-attested copies of my PAN Card and Aadhaar Card to execute the Builder-Buyer Agreement (BBA) by them.

Specific Legal Offenses Committed:

Criminal Conspiracy and Common Intention:

The accused acted in concert with each other and Parmesh Construction Co. Ltd to induce fraudulent transactions, with premeditated intent to deceive, cheat, and exploit us.

Cheating, Fraud, and Misrepresentation:

We were misled into making the investment based on false promises of assured high returns and unit allocation. The project was misrepresented as having features like the world's largest infinity pool on the terrace. However, receipts for four out of the five units were never issued indicating a



clear fraudulent intent and the project was never was never constructed and nor any progress happened in Tower E.

Criminal Breach of Trust:

The accused misappropriated our funds, withheld necessary documents and payments, and failed to allocate the units or issue refunds, thus breaching the trust placed in them.

Forgery and Fabrication of Documents:

The accused fabricated misleading promotional material and made false representations to induce payments. They failed to issue the promised Builder-Buyer Agreement (BBA) or receipts for the payments made.

Furthermore, the undated and unnamed cheque is at risk of misuse. The accused also issued forged/fake BBA agreements and a false Letter of Intent (LOI) despite repeated requests for legitimate documentation.

It has come to our knowledge that the accused have defrauded hundreds of other buyers and that Bhutani Builders are currently under investigation by the Income Tax and Enforcement Directorate (ED) departments. Furthermore, their projects are not approved by RERA, indicating a widespread fraudulent operation targeting innocent buyers across India in a similar modus operandi.

Criminal Intimidation and Extortion:

Upon repeated requests for a refund or unit allocation, Kamal Khurana and Yogesh Rathi issued direct threats, including the statement: "Jyada boleaga to teri laash bhi nahi milegi" (If you speak too much, even your dead body won't be found). These threats were intended to suppress legal action and coerce us into silence, clearly constituting criminal intimidation and extortion.

Additionally, the accused persistently pressured us to make an additional payment to him personally and in third party accounts. Also, he is currently forcing us to transfer the units from NOIDA into a Goa-based project, demanding an additional investable amount of approximately ₹1 crore for a project launched by him.

Please acknowledge receipt of this complaint and take immediate legal action to ensure that justice is served.

Yours sincerely,

Sd/-

Rahul Aggarwal S/o Om Prakash Aggarwal
2nd Manipur Rifles Civil Canteen,
Tower-E Sector Imphal, Manipur-795001.

Phone: 873 [REDACTED] 98 [REDACTED]
Email: rahulggrwl182@gmail.com



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

a. Registered the case and took up the investigation.

b. Directed (Name of I.O.) : Rocky Laishram

Rank: Sub-Inspector.

No. :

c. Refused investigation due to:

d. Transferred to P.S:

District:

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.

Signature of officer-in-charge,
Imphal Police Station

Name: Ksh. Naresh Kumar

Rank : Inspector

No. : Officer-in-charge

IMPHAL POLICE STATION
Imphal West Dist., Manipur

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

Rocky Laishram

15. Date and time of dispatch to the court: