



ECONOMIC OFFENCES WING
DELHI POLICE, NEW DELHI
PRESS RELEASE

- **ECONOMIC OFFENDER, ARRESTED BY EOW, DELHI POLICE.**
- **ACCUSED PRADEEP MAAN S/O SH. SATYAPAL SINGH CONSPIRED WITH HIS ASSOCIATES COMMITTED CRIMINAL BREACH OF TRUST, FORGERY AND CHEATING THE COMPLAINANT OF HIS PROPERTY WORTH CRORES OF RUPEES BY MAKING IT DISPUTED AND UNDERVALUED.**
- **ACCUSED PRADEEP MAAN HAD NO AUTHORITY TO SELL THE PROPERTY OF THE COMPLAINANT, AS HE WAS WELL AWARE THAT THE PROPERTY WAS MORTGAGED.**

The Economic Offences Wing, Delhi Police has arrested Economic Offender, namely Pradeep Maan S/O Sh. Satyapal Singh R/O Pushpanjali Enclave, Pitampura New Delhi, Age 58 yrs. in FIR No. 43/23 dated 19.05.2023 U/s 420/409/406/467/468/ 471/120B IPC P.S EOW Delhi.

BRIEF FACTS: -

A case vide FIR No. 43/23 dated 19.05.2023 U/s 420/409/406/467/468/ 471/120B IPC P.S EOW, Delhi was registered on the complaint of Sh. Anil Jain, wherein he has stated that he along-with his wife Smt. Sangeeta Jain are 100% shareholders of company namely M/S Baleshwar Properties Private Ltd. prior to November, 2021, he along-with his wife were directors in the above-mentioned company. The complainant was having a property in the name of company i.e. M/S Baleshwar Properties Private Ltd. having its registered office in Silver Oak Lane, Road no 3 opposite Sahni Farm house, Ghithorni, Vasant Kunj Delhi which was already mortgaged to one finance company i.e. Aviraj Fincap Finance Ltd. for loan of Rs. 4 Crore. In October 2021, initially alleged Jaiveer Lohia had approached him to purchase his property at cost of Rs. 29 Crore but complainant demanded Rs. 32 Crore. So, complainant did not agree to sell his property to him. Thereafter, in November, 2021, alleged Pradeep Maan approached complainant and offered a proposal to give loan of Rs. 15 Crore against property of complainant with other terms and conditions. Alleged Pradeep Maan asked the complainant to make him and his associate Deepak Agarwal directors in M/s Baleshwar Properties company of complainant as security of loan. According to the deal, alleged

Pradeep Maan along-with Deepak Agarwal shall pay Rs. 15 Crore to complainant as loan. Out of Rs. 15 Crore alleged Pradeep Maan and Deepak Agarwal were required to pay the pending mortgage amount to finance company i.e. Aviraj Fincap LLP and then remaining balance to complainant for the new mortgage of property. In Article of Association, it has been mentioned that directors will not have any right to enter into any sale purchase agreement with any one in respect of property of company. All selling and purchasing rights will remain with the shareholders only. On 24.11.2021, complainant came to know from other dealers that alleged Pradeep Maan is claiming himself sole owner of the above-mentioned property of company and he is even offering to sell the property in the market. On 28.11.2021, complainant came to know that alleged persons have changed the address of company and complainant immediately filed necessary form with ROC to again change the address of company. Complainant has alleged that as per ROC records, alleged Pradeep Maan became director on 18.11.2021. He executed agreement to sale with Jaiveer Lohia on 24.11.2021. When complainant came to know about this conspiracy, he immediately requested Pradeep Maan to resign from directorship from the company. Then Pradeep Maan along-with Deepak Agarwal resigned from directorship on 30.11.2021.

Alleged Jaiveer Lohia also filed a civil suit before Hon'ble Delhi High Court in CS (OS) 105/2022 and obtained "**status quo**" on the alleged property on 23.02.2022 by producing agreement to sell executed by accused Pradeep Maan of above property for amount of Rs. 7 Crore.

By executing agreement to sell, between Pradeep Maan and Jaiveer Lohia, both have succeeded in making the property of complainant disputed. Accused executed the agreement at a much lower price than existing market price which is more than Rs 30 crores with an intention to grab the property of complainant. During investigation, it has also been revealed that accused Pradeep Maan executed two separate sale agreements on the same e-stamp paper with Jaiveer Lohia to sell the property in question.

ARREST: - The accused Pradeep Maan S/O Sh. Satyapal Singh was residing at Pushpanjali Enclave, Pitampura New Delhi. With the help of technical assistance and constant surveillance, he was traced and arrested in the present case. Further investigation of the case is underway. Accused Pradeep Maan is also found to be involved in the following cases-

(1) RC No. DAI-2003-A-0051 U/S 13(2) r/w S.13 (1) (d) PC Act, 1988 r/w section 120B and 420/467/468/471 IPC of CBI.

(2) Case FIR No. 747/2022, Dt. 14.06.22, U/s 420/467/468/471/ 120-B IPC, PS Mangol Puri Delhi.

(3) Case FIR No.207/2010, Dt. 09.07.2010, U/s 452/34/325 IPC PS Paschim Vihar (West) Delhi.

POLICE TEAM FOR ARREST: -

A team, consisting of SI Manoj Kumar, Ct. Praveen No. 268/EOW and Ct. Sonu No. 211/EOW under the supervision of ACP Shri Man Mohan Singh, under the overall supervision of Ms. Anjitha Chepyala, DCP/EOW was constituted. The team worked diligently and traced the accused with the help of technical surveillance, sustained vigil and local intelligence.

MESSAGE FOR PUBLIC AWARENESS: -

- While buying any immovable property (plot, floor, apartment, flat, *etc.*) always check the chain of ownership of the property.
- Cross-check and verify the authenticity of the documents from Sub-Registrar Office, concerned revenue offices, *etc.*
- Check receipts for payment of land revenue, property tax, electricity and water connections, *etc.*, and identify their vintage. Documents which are of recent origin need to be further verified.
- Make local inquiries at the site, *esp.* with people living there since long, to ascertain ownership, any legal dispute, *etc.*
- Visit on CERSAI website <https://www.cersai.org.in/CERSAI/home.prg> to check and find out before buying a property, whether it is attached to unpaid loans or not.
- Payments for the property transactions should be made through cheques or electronic banking mode.
- Buyers should also check the status of various permissions from the concerned departments, such as municipal authorities, town planning department, *etc.*

**(ANJITHA CHEPYALA),
DEPUTY COMMISSIONER OF POLICE
ECONOMIC OFFENCES WING
NEW DELHI**