



**ECONOMIC OFFENCES WING  
NEW DELHI**

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**PRESS RELEASE**

***ECONOMIC OFFENCES WING, DELHI POLICE HAS ARRESTED A LADY NAMELY MS. RASHMI RATHI IN A CASE OF CHEATING AND MISAPPROPRIATION OF FUNDS OF MORE THAN RS. 5 CRORES BY INDUCING THE VICTIMS/BUYERS ON THE PRETEXT OF PROVIDING RESALE OF FLATS IN THE PROJECT OF MAXHEIGHTS DREAM HOMES AT SECTION 61, VILL. NAGAL KALAN, RAI, KUNDLI SONEPAT, HARYANA.***

**BRIEF FACTS:**

A case vide FIR No. 134/22, dated 07.09.2022, u/s 406/420/467/468/471/120B IPC PS EOW was registered on the complaint of R/o Sector 4, Rohini, Delhi-110085. She alleged that on 01.01.21, she had purchased a flat at Max Heights Dream Homes, Kundli, Sector-61, Sonipat, Haryana and made the payment through RTGS. The Directors of Max Heights had given possession and registered the flat in her name. Again, she wanted to buy a flat number B-201 in the said society i.e. Max Heights Dream Homes, Kundli, Sector-61, Sonipat, Haryana for Rs.1700000/-. The payment was given to Smt. Rashmi Rathi on the directions of Sh. Arun Rathi and Prateek Rathi at C-407, Manglam Paradise Mall, Sector-3, Rohini, Delhi. Rs 12 lac was given in cash and Rs.5 lac was transferred through RTGS. She further alleged that keys of the flats were also handed over to her after making the payments. But the directors of the company denied the receipt of payments and refused to transfer the ownership rights in her name through official registration. She also alleged that Rashmi Rathi has cheated her and many other people with similar modus operandi. She has collected more than Rs. 5 crores from the purchasers/buyers/victims by using fake and fabricated documents and misappropriated the same.

### **INVESTIGATION:**

During investigation, actual allottees of the flats were examined. They stated that they had booked flats in the project 'Maxheights Dream Homes' situated at Sector-61, Village Nagal Kalan, Rai, Kundli, Sonipat, Haryana. The project was developed by M/s Maxheight Promoters Private Limited. The company issued allotment letter against the flats. They never told to Ms. Rashmi Rathi for sale their flats. They have original documents of their flats. Ms. Rathi sold their flats on the basis of forged & fabricated documents and collected more than Rs. 5 crores in her two bank accounts and the funds were either siphoned off through cash withdrawal or transferred to other accounts.

### **MODUS OPERANDI:**

Cheated several victims/buyers in lieu of providing re-sale of flats in the project of 'Maxheights Dream Homes' situated Sector-61, Village Nagal Kalan, Rai, Kundli, Sonipat, Haryana developed by M/s Maxheight Promoters Private Limited on the basis of forged and fabricated documents.

### **TEAM**

A team comprising of Inspector Mehrab Alam, HC Bir Singh No. 260/EOW and W/Ct. Jyoti No. 253/EOW under the close supervision of ACP Sh. Hari Singh and overall guidance of Sh. Surendra Choudhary, DCP/EOW was working on the investigation and tracing of accused in this case. Accused Ms. Rashmi Rathi was absconding from the investigation and she was not found on her available addresses. After making sincere efforts, the accused was apprehended in the present case at Village Podari, Post + PS Shahkari Nagar, Bulandshahar, UP on 01.01.2024 and later on arrested after interrogation.

### **PROFILE OF THE ARRESTED ACCUSED:**

Accused Ms. Rashmi Rathi w/o Shailesh Rathi r/o Village Podari, Post + PS Shahkari Nagar, Bulandshahar, UP, is aged about 40. After completing graduation, she worked in Export/Import Company situated at Mahipalpur, Delhi, as Accountant in 2004-05. After that, in 2005, she joined Indiabulls Housing Finance Company in Badarpur. Thereafter, she joined a car company in Badarpur as an Accountant and Office Admin in 2006, thereafter, she worked in RMS Company, Sagarpur as Accountant from 2007 to 2010. Thereafter, in 2011, she joined a company namely the Delhi Safe Deposit Ltd. in Connaught Place. In 2012, she worked in a construction company 'Narang Construction & Financiers Pvt. Ltd.' till 2022 in various capacities as accountant, sales person, office admin, etc. In the meantime, she also worked as director in two maintenance companies namely 'Lord Ganesha Maintenance

Services Private Limited and Silverpine Operational Maintenance Services LLP. She was employee of the company M/s Maxheights Promoters Private Limited for the last 12 years. She ran the front office of the alleged company as she was the Office- Coordinator of the project. Ms. Rashmi Rathi was the person involved in client service and was fully versed with the details of the project. Being the Office Coordinator, she was overseeing the routine work of the company and was in touch with the owners of the flats for recovery of due payments and other dues. She was working since the inception of the company i.e. 2012 and over a period of time, she had gained complete trust of the company. She was the in-charge of maintaining the sub-ledger accounts and updated the payments, including cheques/RTGS received, pertaining to different flats. She misused her position as the office coordinator and in association with property dealers of the area, duped unsuspecting buyer/sellers. She created shell companies in order to achieve her goals. She used the shell companies to pay and receive money from buyer/sellers and subsequently issue sham NOCs. She had also made several smaller transactions from her shell companies and from her own account as well as from account of her sister in order to settle the sub-ledgers of different flats. She used several stationery articles, letter heads and rubber stamps of the company in order to fool the unsuspecting buyers. She sold their flats on the basis of forged & fabricated documents and collected more than Rs. 5 crores in her two bank accounts and the funds were either siphoned off through cash withdrawal or transferred to other accounts.

**WORDS OF CAUTION FOR THE GENERAL PUBLIC:**

The general public is hereby cautioned not to get trapped in such type of fake proposals from any individual or dealer or company. Many frauds are being committed on the pretext of re-sale flats on the basis of forged and fabricated documents.

**(SURENDRA CHOUDHARY)  
DY. COMMISSIONER OF POLICE  
ECONOMIC OFFENCES WING  
NEW DELHI**