



ECONOMIC OFFENCES WING, NEW DELHI, 05 th May 2023
PRESS RELEASE

- **ECONOMIC OFFENCES WING, DELHI POLICE HAS ARRESTED THE MASTERMIND OF MULTI-VICTIM CHEATING PLOT NAMELY RAHUL CHAMOLA.**
- **HE LAUNCHED RESIDENTIAL PROJECT '*ONE LEAF TROY*' IN GREATER NOIDA THROUGH HIS COMPANY AND AMASSED HUGE AMOUNT OF MONEY OF INNOCENT BUYERS GIVING THEM FALSE HOPE OF PROVIDING HOME, AND THEN LEFT ALL HOME BUYERS IN THE LURCH.**
- **ARRESTEE RAHUL CHAMOLA USED TO LURE GULLIBLE BUYERS FLAUNTING HIS RELATIONS WITH BOLLYWOOD ACTORS AND CRICKETERS, AND LIVES AFFLUENT LIFESTYLE ON THE MONEY OF INNOCENT BUYERS.**

BRIEF FACTS:

The FIR was registered vide No. 293/19 at PS EOW on the complaint filed by Sh. Sukhdev Singh, a resident of Delhi and several others, who invested in the residential project namely 'One Leaf Troy' in Greater NOIDA, launched by M/s Nivas Promoters Pvt Ltd (A company of One Leaf Group), having office at Sukhdev Vihar in Delhi. The project was launched in the year 2013 with wide publicity and advertisement, assuring luxurious lifestyle and amenities for homebuyers, and making false promises of handing over of possession of their residential flats in 3 years from the date of allotment i.e. by April, 2017. The company also promised that they have all necessary approvals including environment clearance, approved layout plan, sanctioned plan, change of land use etc. from the competent authorities. The company also allured the buyers by showing that renowned cricketer

Munaf Patel, who was a member of Indian Cricket Team during the 2011 World Cup win is a Director in their company. Believing their false assurances and inducements, many innocent buyers invested their hard earned money in the hope of owning their abode and waited for several years even after paying the installments as per plan. Only partial construction took place till 2017, and construction was fully abandoned thereafter. However, even after passage of considerable time, when the buyers didn't find any ray of hope of having their home, the complaint was filed, which led to registration of FIR against the company and its directors Rahul Chamola @ Raghav Sharma and others.

INVESTIGATION:

During the course of investigation, victims who lodged their complaints against the accused company were examined, who alleged that they were induced by the directors of the accused company, one of whom is a cricket celebrity Munaf Patel, to invest in the said project. The accused Rahul Chamola convinced buyers by misrepresenting to them that many high profile cricketers and bollywood actors have invested in the project. Believing the false representations of the accused directors, multiple buyers have invested in the project, who later on filed their complaints with EOW, Delhi Police. During investigation it emerged that the accused Rajesh Chamola had closed the company's office and left all known whereabouts after taking away the hard-earned money of innocent investors and was at large. It has emerged that as many as 180 buyers had booked in the project, whose hard earned money in crores of rupees was siphoned off by the accused persons. Further investigation in respect of alleged cricketer Munaf Patel and other accused persons is in progress.

MODUS OPERANDI:

Accused Rahul Chamola alias Raghav Sharma aged about 50 years is a professional cheat who used to induce persons in various ways. Accused used to flaunt his image and relations with cricketer Munaf Patel to entice buyers to invest in the project. However, the project was never completed, leaving buyers in the lurch.

TEAM AND ARREST:

To nab the absconding culprit, a dedicated team comprising of Inspector Rizwan, SI Shubhendu Sharma, and ASI Sanjeev, under the close supervision of ACP/EOW Ghanshyam was constituted. The hard work of the team paid off, and the accused Rahul Chamola @ Raghav Sharma was arrested from Grah Pravesh Society, Sector-79, Noida, where he was residing clandestinely. Further investigation is in progress. The Hon'ble Court has granted 4-day Police Custody Remand for custodial interrogation of the accused person.

PROFILE OF THE ARRESTED ACCUSED:

Accused Rahul Chamola alias Raghav Sharma R/o Sector-72, Noida, U.P. is the Managing Director of M/s Nivas Promoters Pvt. Ltd. He had completed his regular studies up to higher secondary and then did some vocational courses. Initially he worked in telecom sector, later he started working with real estate giants. After gaining experience he started his own company.

Earlier involvements:-

Rahul Chamola has been arrested twice in cases of cheating, forgery and criminal conspiracy. Details of the cases registered against him in Delhi are as under:-

1. FIR No. 227/2008, U/s 420/468/471/120B IPC, PS EOW, Delhi
2. FIR No. 157/2017, U/s 420/467/468/471/34 IPC, PS Naraina, Delhi

He has also been arrested previously in a criminal case lodged against him by a woman in NOIDA, U.P.

WORDS OF CAUTION FOR THE GENERAL PUBLIC:

The General Public is hereby cautioned not to get trapped without verifying the details of the project. Investors must check all statutory clearances of any housing projects before investing, indicative list of the same is as under:

Details to be verified before buying flat/property:

1. While buying any immovable property, floor apartment, flat etc. always check the chain of ownership of property from the office of concerned revenue authority/property registration authority.
2. Check the building layout plan from the office of Town& Country Planner and civic authorities like MCD/DDA/Registrar of Cooperative Societies, etc.
3. Check the veracity of the promised layout building plan/civic amenities/swimming pool/gym park/green area /shopping complex/parking area etc. from the office of concerned town planner.
4. Always collect the receipts of payments from the builder. Payments must be done through cheques/DD/NEFT/RTGS in the account of company offering the project.
5. Never pay to the agents in name of the company offering the project/flats shops etc.
6. NOC of individual flat and land buyer is necessary for any change in building and layout plan of project.
7. Check the status of project with concerned RERA office as the RERA registration is necessary for projects measuring above a certain area fixed by the respective authorities.
8. Check the property tax, land revenue dues, electricity connection, NOC from Fire Department, Environment clearance, clearance from Airports Authority of India as the case may be. Make local enquires in area, NOC from MCD/NDMC/DDA and from the concerned civil authorities, check the website of CERSAI regarding dues and unpaid loan, check the land status from the office of land-owning agency, check the License of Lifts/swimming pools etc., check the Occupancy Certificate of project at the time of taking possession of flats/land /floors.

9. Check builder buyer agreement minutely before signing the same, don't sign blank NOC/consent form etc. attached with builder buyer agreement, retain the copy of builder buyer agreement and record of payment made to builder, check physically the actual site of proposed project and its distance from major landmarks shown in advertisements /brochures/handbills, retain the newspaper cutting and brochure of the proposed project for future record.

9. Don't fall prey to lucrative schemes of fraudsters giving false commitments to invite your attention in their real estate projects. Don't fall prey to advertisements only on their face value, and necessary verification of projected facts before investing. Read carefully the documents before its execution and also take advice of legal experts for the purpose.

There are numerous cheats roaming all around inducing the general public on the pretext of offering high returns or providing luxury residence, so that general public can be duped.

Any aggrieved person may approach the Office of Deputy Commissioner of Police, Economic Offences Wing, Mandir Marg Police Station Complex, Mandir Marg, New Delhi and file complaint on any working day during office hours. The complaints may also be sent electronically at dcp-eow-dl@nic.in. Communication may also be made online with Delhi Police on the following platforms:

Twitter Handle of EOW :- @EOWDelhi

Website of Delhi Police :- <https://www.delhipolice.nic.in>

(VIKRAM K PORWAL)
DEPUTY COMMISSIONER OF POLICE
ECONOMIC OFFENCES WING,
NEW DELHI