



ECONOMIC OFFENCES WING

NEW DELHI

9th JANUARY 2024

**PRESS RELEASE**

- ***MASTERMIND OF LAND POOLING POLICY FRAUD NAMELY PRADEEP SEHRAWAT ARRESTED BY ECONOMIC OFFENCES WING, DELHI POLICE.***
- ***CHEATED APPROX 40 VICTIMS AND MISAPPROPRIATED FUNDS MORE THAN RS. 5 CRORES.***
- ***INVOLVED IN 6 OTHER CHEATING CASES OF SIMILAR MODUS OPERANDI.***
- ***INDUCED THE VICTIMS/HOME BUYERS ON THE PRETEXT OF PROVIDING FLATS/UNITS IN THE PROPOSED PROJECT NAMELY EDEN HEIGHTS & THE CRYSTAL RESIDENCY UNDER THE GUISE OF PURPORTED DDA APPROVED LAND POOLING POLICY.***

**BRIEF FACTS:**

A case vide FIR No. 31/21, dated 11.02.2021, U/s 406/409/420/120B IPC, P.S EOW was registered on the complaint of Sh. Vaibhav Kumar Singh & Ors. The complaints were received in EOW from Dwarka District and these complaints were related to DDA's Land Pooling Policy fraud. The complainants alleged that they were induced by office bearers of Kamp Developers Pvt. Ltd. to purchase flat in the project "The Crystal Residency" and "Eden Height" in L-Zone, Dwarka, which was to be built in 10 acres of land at Dwarka. MOU between Kamp Developers Pvt Ltd and complainants were signed by alleged Pradeep Sehrawat. All the complainants were assured to get their flats in 2019 and complainants had also an option to get the entire amount back with an annual interest of 9% compounded annually after three years from the date of signing the MOU. In the MOU, consideration amount as well as the details of flat/dwelling unit were mentioned with per square feet cost. During enquiry, it was revealed that the builder started two projects namely "The Crystal Residency" and "Eden Heights" and no development work had taken place so far. The complainant's hard-earned money was also not returned by the builder.

### **INVESTIGATION:**

During investigation of the case, 30 more complaints were received and all the complaints were clubbed with investigation of the said case. It is submitted that the concept of Land Pooling Policy (LPP) was conceived by the Govt. in the year 2013 that under the Land Pooling Policy (Policy of LPP), DDA will pool the land parcels owned by individuals, a group of owners or a builder, then develop the land and will return it to the owners. The concept is about developing urban land parcels available in the city, especially in the outskirts, in an efficient, sustainable and equitable manner. The policy was notified in 2018 but the miscreants found it an opportunity and started exploiting this proposal/plan of Govt since 2018. During investigation, it was revealed that DDA had not given any license/approval to alleged Kamp Developers Pvt Ltd. The alleged company had not submitted any land in the DDA under Land Pooling policy. The said project was also not registered with RERA. It is further submitted that large no. of complainants/victims were cheated by applicant Pradeep Sehrawat on the pretext of providing flat in the name of Land Pooling Policy of DDA. The MOUs executed with the complainant/victims have been signed by accused Pradeep Sehrawat and huge amounts of funds collected from the complainants/victims have been misappropriated by Kamp Developers Pvt. Ltd. acting through accused Pradeep Sehrawat. The analysis of bank accounts maintained by Kamp developers Pvt Ltd also revealed that amount collected from the home-buyers/victims was siphoned off.

### **MODUS OPERANDI:**

Accused person cheated several victims/home buyers in lieu of providing flats/units in the project Eden Heights, and The Crystal Residency by KAMP Developers Pvt. Limited under the guise of purported DDA approved land pooling policy

### **TEAM**

A team comprising of Sub-Inspector Lakhan & HC Subodh No. 316/EOW under the close supervision of ACP Sh. Hari Singh and overall guidance of Sh. Surendra Choudhary, DCP/EOW, was working on the investigation of the case. After obtaining sufficient evidence against the accused Pradeep Sehrawat, he was arrested in the present case on 05.01.2024.

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

Pradeep Sehrawat S/o Sh. Mool Chand Sehrawat R/o Krishna Garden, Sec-19, Dwarka, Delhi, Age-38 years is a permanent resident of Village

Pochanpur, Sec-23, Dwarka, Delhi. He had graduated in B.E. (Electronics) from Ireland in 2007. After that he was employed with Intel Company for two years. Thereafter, he came back to India and started the business of trading in stock market. In 2014, for the purpose of exploiting the concept of DDA's Land Pooling Policy, he along with his associates incorporated the company Kamp Developers Pvt Ltd. and cheated the innocent home-buyers.

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

The General Public is hereby cautioned not to get trapped in such type of fake representation of any company/entity/individual. They must carry out proper due diligence regarding any scheme, circular, notification etc. before investing in such kind of schemes. Many frauds are being committed on pretext of Government schemes. There are numerous cheats roaming around inducing the general public to provide flat/unit/land representing that they have got all approvals/licenses from statutory authorities/government agencies.

Any aggrieved person may approach the office of Joint Commissioner of Police, Economic Offences Wing, Mandir Marg Police Station Complex, Mandir Marg, New Delhi and file his complaint on any working day in office hours. The complaints may also be sent electronically at [dcp-eow-dl@nic.in](mailto: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.gov.in>

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