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ECONOMIC OFFENCES WING, DELHI POLICE

- **KINGPIN OF A RACKET INVOLVED IN GRABBING PROPERTIES THROUGH FORGED PAPERS ARRESTED**
- **EYED ABANDONED/UNATTENDED PROPERTIES, IMPERSONATED AS OWNERS AND SOLD THE PROPERTIES, AND TOOK LOANS BY MORTGAGING THEM**
- **A WOMAN IMPERSONATED AS THE OWNER OF THE PROPERTY AND SOLD IT TO THE ARRESTED ACCUSED PERSON**



Brief facts: -

A complaint was filed with EOW, Delhi Police by Sh. Ram Niwas Jain, a resident of Delhi, on behalf of his daughter who lives in Mumbai, and is owner-in-possession of a property in Rohini, Delhi, valued around Rs. 6 crores. The property is registered with the concerned Sub Registrar. His daughter resides in Mumbai with her family and the complainant is the care taker of the property. To his utter shock, he was informed in November, 2022 by a property dealer that the said property had already

been sold to one Vijay Kumar Gupta vide a registered sale deed in December, 2019. The said sale of the property to Vijay Kumar Gupta is fraudulent transaction, as the said property was never sold by her daughter. Someone had impersonated as the owner in place of his daughter in the office of Sub-Registrar, Kanjhawala, and got the sale deed registered in favor of Vijay Kumar Gupta. Further, he was also informed that the said property stands mortgaged to a bank and Vijay Kumar Gupta wanted to sell the property further for repaying the bank loan. EOW took up the matter and accordingly, present Case vide FIR No. 163/22 dated 22.10.22, u/s 406/419/420/467/468/471/120 B IPC, PS EOW was registered and investigation was taken up.

Investigation: -

The victim (owner) also gave a complaint that the accused Vijay Kumar Gupta, after getting the property registered in his name from the imposter (who posed as owner in her place), had fraudulently mortgaged the property to ICICI Home Finance Company and obtained a loan of Rs. 2.16 crore. Now the lender bank is seeking possession of the property for non-payment of the loan, although she has not taken any loan on her property. The original owner then sent a letter to the bank that she has not sold the said property or executed the said sale deed.

Investigation revealed that the accused had obtained a home loan of Rs. 2.16 crore in February, 2019, representing that he will be purchasing the said property. The amount was paid by ICICIHFC in favor of the account in the name of the owner (opened by the imposter based on forged documents) in Bandhan Bank, Punjabi Bagh, Delhi. After some time when the borrowers (accused persons) stopped paying the installments and defaulted, notice under the SARFAESI Act was sent to the borrowers (accused).

Bank transaction details where the loan amount was disbursed were obtained and it was found that a new account was opened in the name of the owner by the impersonator, based on forged IDs, from where amount was siphoned off into the accounts of other accused persons in the syndicate namely Ashwani Sharma and Jai Bhagwan Goyal, which was further routed to Vijay Kumar Gupta.

Impersonator lady who presented herself as the owner for opening the said bank account in Bandhan Bank, had submitted acknowledgement receipt of application submitted for obtaining PAN Card on wrong address in Assam, and Voter ID having address of Assam where she was not found residing, Domicile certificate by Headman of a village in Assam which was found fake, and employer certificate of one 'Om Traders' which was also fake. She has also submitted Voter ID of Uttam Nagar, where again she was found not residing, hence was fake. The impersonator has also submitted fake Voter ID in ICICIHFC, where she has shown her address at Dwarka where again she was not found residing. The alleged documents used as chain of ownership of the said property and registered sale deed executed by the imposter have also been seized, and found forged.

Modus Operandi:

The accused person is the mastermind of the syndicate involved in grabbing properties through impersonation and use of forged papers. They first identify the vacant properties which are lying abandoned and obtain the chain of documents of these properties from property dealers/authorities. Further, they create forged deeds and sell the said property in their own names, using imposters to fill in for the owners before the registering authorities.

In the present case, the arrested accused person along with his associates forged the chain of documents related to the property. They created fake IDs in the name of the owner and with the help of these IDs they managed to sell the property within themselves i.e. to accused Vijay Kumar Gupta who further availed home loan

of Rs. 2.16 Cr by way of pledging the property with ICICIHFC. Accused is a habitual offender and also involved in other cases with the similar *modus operandi*.

Previous Involvements:

S. No.	FIR No.	Under Section	Police Station
1.	01/21	419/420/467/468/471/34 IPC	Shahbad Dairy (He was arrested)
2.	348/22	420/468/471/34 IPC	Vasant Vihar
3.	200/23	420/34 IPC	Punjabi Bagh

Arrest:

Accused Vijay Kumar Gupta s/o Late Sh. Ragunath Sahai R/o Param Puri, Uttam Nagar, Delhi, Age 44 yrs. was changing his location frequently to avoid being caught. He also sold his permanent house in order to hide himself. He was arrested by the team of EOW under the supervision of ACP/EOW Manoj Kumar and comprising Inspector Suresh Kumar, ASI Vinod, HC Lokesh Kumar and HC Amar Singh through continuous technical surveillance and developing secret information. Request for his custodial interrogation in Police Custody remand is being moved to the Hon'ble Court. His associates, including the impersonator woman are absconding. Picture of the impersonator used while getting the registration done is shared herewith with the request for wide publicity to trace her and arrest her.



Profile of the arrested accused:

He was born in Tri Nagar, Delhi in 1978. He has studied upto 12th class from Tyagi Public Schhol, Keshav Puram, Delhi. Initially he started to work in the field of manufacturing of iron almirah. After that he entered into the business of Sweets and started to run a shop in the name of Aggarwal Sweets, Gandhi Nagar and Restaurant in the name of Crazy Kitchen in Uttam Nagar. Later, out of greed he started to obtain loan on the basis of forged documents of abandoned properties in association with other members of the racket.

Message to General Public:

- 1. Do not leave your property abandoned/unattended for a long period.**
- 2. Keep watch on the record of your property in government offices on regular basis. Website DORIS (Delhi Online Registration Information System) may be checked to know the present status of ownership of your property.**
- 3. Do not share copies of documents with any outsiders.**
- 4. Be vigilant and alert, whenever someone is trying to sell a property in distress.**

(Vikram K. Porwal)
Deputy Commissioner of Police,
Economic Offences Wing,
Delhi Police, New Delhi