



ECONOMIC OFFENCES WING, NEW DELHI
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Pic: Arrested accused Shailender Tiwari

- **ECONOMIC OFFENCES WING, DELHI POLICE HAS ARRESTED TWO ABSCONDING ACCUSED INVOLVED IN MULTI-VICTIM CHEATING, NAMELY SHAILENDER TIWARI AND VIJAYLAXMI TIWARI, FROM AHMEDABAD ON 12.07.2023.**
- **THEY INDUCED THE INNOCENT PERSONS, MOST OF THEM BELONGING TO THE LOWER INCOME GROUP, TO INVEST IN**

AGRICULTURAL LAND CONVINCING THEM THAT IT WOULD BE DEVELOPED INTO A GOOD RESIDENTIAL COLONY.

- **INVITED INVESTMENT THROUGH THEIR COMPANY `TIWARI BUIDTECH PVT. LTD. SITUATED IN SWAROOP NAGAR**
- **COLLECTED HUGE AMOUNT FROM INNOCENT VICTIMS AND ABSCONDED.**

BRIEF FACTS:

The present case was registered on the Complaint of Sh. Anil Shukla and 28 other victims wherein they had leveled allegations against accused persons namely Shailender Tiwari and Vijay Laxmi Tiwari. They had alleged that the accused couple had opened the office in the name of “*Tiwari Buildtech Private Ltd*” at Swaroop Nagar, Delhi. The objective of the company was stated to be involved in Real Estate deals. They published advertisements in newspaper and engaged agents for the booking of plots. Having induced by the rosy picture projected by the accused persons, the complainants booked the plots and paid the sale consideration to the alleged persons. After receiving the amount, the accused persons neither got the registry done in favor of complainants nor returned the amount. They delayed the matter on one pretext or the other. The total money paid by the victims on record adds up to approx. Rs. 1,51,45,299. (One Crore Fifty-One Lakh Forty-Five Thousand Two Hundred and Ninety-Nine Rupees Only). It has been alleged that about 300-350 victims of the locality have paid around Rs. 2.5 crore to the accused persons for booking the plots. Many of the victims belong to the lower income group of the society.

INVESTIGATION:

During the course of investigation, victims who lodged their complaints against the accused persons/company were examined. These victims alleged that they were induced by the accused persons on the pretext of getting plots at cheap rates. After collection of money from innocent victims both the accused fled away.

Modus Operandi:

They used to give token money to purchase agricultural land from farmers and after giving token money they used to start selling the plots of land situated at Khatkhad (Sonipat), Lampur (Narela), Swaroop Nagar & Loni without changing the land use from agricultural to residential purpose, and without observing other legal

formalities for building colonies. Many of the victims belong to lower income group and they have made payments in cash and receipts for the same have been issued by the alleged. After receiving the sale consideration, the victims could not get the registry done as they had not made full payments to the farmers. After cheating the victims by huge amounts, both of them went underground.

TEAM AND ARREST:

In order to nab the absconding culprits (declared Absconders in the case), a dedicated team comprising Inspector Pankaj Kumar, ASI Ravinder, HC Amit Kumar, Ct. Amit Kumar & W/CT Ritu Sharma under the close supervision of ACP/EOW Nageen Kaushik was formed under the guidance of DCP/EOW Vikram K. Porwal.

Multiple raids were conducted at their suspected hideouts. Efforts were made to track accused Shailender Tiwari and his wife at their native place in Gorakhpur, UP and raids were conducted at the house of the accused in his village but all was in vain. Technical surveillance was initiated and human intelligence was developed to trace the whereabouts of absconding accused persons and it emerged that the two accused persons *viz.* Shailender Tiwari and Vijay Laxmi Tiwari were residing in Ahmedabad, Gujarat.

The hard work of the team fructified, and the accused persons Shailender Tiwari and Vijay Laxmi Tiwari were arrested from their rented house in Ahmedabad, Gujarat on 12.07.2023. Further investigation is in progress. The Hon'ble Court has granted two days Police Custody Remand of the accused persons Shailender Tiwari for sustained interrogation and co-accused Vijay Laxmi Tiwari has been sent to Judicial Custody.

PROFILE OF THE ARRESTED ACCUSED PERSONS:

Accused persons namely Shailender Tiwari is only 8th Standard pass and the co-accused i.e., his wife Vijay Laxmi Tiwari is 12th Standard pass. They registered their own Real Estate Company in the name of Tiwari Buildtech Pvt Ltd. to deal in sell/purchase of land, building and developing properties, work of contractors, estate agents to trade in immovable property, etc.

WORDS OF CAUTION FOR THE GENERAL PUBLIC:

The General Public is hereby cautioned not to get trapped without verifying the details of the ownership of the land and approval of the land for residential purposes from Govt Agencies. The Public should also verify whether the developer/builder is RERA registered or otherwise.

Any aggrieved person may approach the local Police Station or Office of Deputy Commissioner of Police, Economic Offences Wing, Mandir Marg Police Station Complex, Mandir Marg, New Delhi and file his 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)
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