



ECONOMIC OFFENCES WING
DELHI POLICE

PRESS RELEASE: 19.06.2023

- **PROPERTY DEALERS TURNED CONMEN DUO WHO SWINDLED VICTIM OF CRORES OF RUPEES, ARRESTED.**



BRIEF FACTS

Team of EOW, Delhi Police have arrested Gunveen Singh and Jitin Pal Singh for duping a person of Rs. 4.85 crore in the garb of selling properties in Chattarpur, Delhi. Both the accused persons were absconding and nonailable warrants had been issued against them by the Hon'ble Court.

A complaint was received in EOW in which the complainant Sh. Yogesh Tyagi r/o Chattarpur Extn., New Delhi (Director of M/s Balaji Metropolis Pvt. Ltd.) alleged that one Gunveen Singh, along with one Jitin Pal Singh and others had fraudulently and dishonestly induced him by representing himself to be the holder of Agreement to Sell of 02 properties in Chattarpur, New Delhi, and further duped the complainant of Rs 4.85 crore. In view of the aforementioned facts and preliminary enquiry a case vide FIR No. 187/20, u/s 419/420/467/468/471/120(B) IPC, PS EOW, New Delhi was registered and investigation taken up.

The complainant had alleged that Gunveen Singh presented himself to be the Agreement to Sell holder of a property viz; Ahuja Farm, Mulberry Drive, DLF Chattarpur, of the owner Ravinder Kr. Ahuja, and the property is free from all encumbrances and he intends to sell the same. Subsequently, the deal was agreed to

and the Agreement to Sell was executed in 2018. Accordingly, he paid Rs 2.80 crore to the alleged against the said deal through various banking instruments. In August 2018, the complainant learnt that the property is disputed and a civil suit is already pending. As such he demanded his money back.

Thereafter, the alleged again approached the complainant and informed that his paid amount against the above said property can be adjusted against another property, and offered the complainant to buy a plot in Ashoka Avenue, DLF Farms, Chattarpur. Gunveen Singh further told him that he is the Agreement to Sell holder of the original owners, viz; Ajay Sahni and Ram Sahni. Thus, another Agreement to Sell was executed by Gunveen Singh for a total consideration of Rs 2.10 crore. Subsequently the complainant paid Rs 2.05 crore to Gunveen Singh, Ajay Sahni and Ram Sahni through various banking instruments. While receiving the payments, Ajay & Ram Sahni had assured that they are in process of getting the property mutated in their favour as the property was in the name of their deceased father. They also assured that they would execute the sale deed shortly. However, Ajay Sahni & Ram Sahni got issued a public notice in newspaper wherein it was mentioned that they have not entered into any agreement to sell in respect of the property with anyone. Even there is some family dispute due to which the property cannot be sold, which was deliberately hidden by them. Thus, it emerged that Gunveen Singh was not authorized to execute the ATS, whereas it was represented that he has the authorization to do so. Thus, the complainant got cheated by the alleged persons.

During investigation, the accused persons namely Gunveen Singh and Jitin Pal Singh were absconding intentionally. Accordingly, the Hon'ble Court issued NBWs against the afore-mentioned accused persons. Further, for the arrest of accused persons a team under the supervision of ACP/EOW Ghanshyam comprising SI Rahul, SI Shubhendu, SI Amit and SI Ghanshyam was formed. They developed information through scientific means and other sources, and raids were conducted at Gurugram, Haryana at their suspected hideouts on 18.06.2023 to trace and arrest accused Gunveen Singh and Jitin Pal Singh. Accused Gunveen Singh, was nabbed from a housing society namely The Verandas, Sec-54 Gurugram and Jitin Pal Singh was nabbed from another housing society namely Marbella Villas, Sec-66 Gurugram, were interrogated and arrested.

Both the accused persons were produced in the Hon'ble Court and police custody remand was granted by the Hon'ble Court. Further investigation is in progress.

MODUS OPERANDI AND PREVIOUS INVOLVEMENTS:

● Gunveen Singh (aged 45 years) fraudulently and dishonestly induced the complainant by representing himself to be the holder of Agreement to Sell of 02 properties in Chattarpur, New Delhi and Jitin Pal Singh who is his brother-in-law also associated with him, by doing this, they swindled the victims of crores of rupees.

● Accused Gunveen Singh and Jitin Pal Singh are habitual offenders related to cases of cheating and forgery. Under mentioned are their previous involvements:

1.	222/14	420/406 IPC	PS Preet Vihar
2.	919/14	323/341/506 IPC	PS Bindapur
3.	785/14	420/468/471/120 (B) IPC	PS Hari Nagar
4.	681/19	420/406/465/34 IPC	PS Mehrauli
5.	187/20	419/420/467/468/471/120 (B) IPC	PS EOW
6.	230/22	420/467/468/471/511/34 IPC	PS Kapashera
7.	83/23	420/467/468/471/472/120 (B) IPC	PS Mayapuri

PROFILE OF ACCUSED PERSONS:

Gunveen Singh (aged 45 years) did his graduation in Commerce from Punjab University and started working as a property dealer in the business of real estate. Later, he took his brother-in-law with him and both started duping people of crores of rupees.

Jitin Pal Singh (aged 40 years) did his graduation in Law from Amity University and in 2012 joined his brother-in-law Gunveen Singh as a property dealer and since then both started duping people of crores of rupees.

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